

**Dewan**

Architects +  
Engineers

MID RISE

# RES IDENTIAL

[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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GREEN COMMUNITY PHASE 1 & 2

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RAWDATH

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BATEEN PARK

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DORA TECHNICAL UNIVERSITY

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PLAZA RESIDENTIAL OUD METHA

---

DUBAI CREEK HARBOUR

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LUXURIOUS RESIDENTIAL TOWER

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MADINAT AL ARAB

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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.





# PIXEL AT MAKERS DISTRICT

As the new heart of Abu Dhabi, Makers District is a unique development where culture and tradition meet modern day design.

## LOCATION

ABU DHABI, UNITED ARAB EMIRATES

## BUILT UP AREA

PLOT V01 - 125,000 SQM

## CLIENT

IMKAN PROPERTIES LLC.

## ASSOCIATES

MVRDV, RAMBOLL

## Pixel (V01)

The Makers Village includes mid-rise gateway buildings to the site periphery, complemented by the low-rise community and innovation/ Makers hub, forms the heart of the project. It is a mixed-used project consisting of residential, offices, retail, F&B and clinic distributed on 7 towers with 2 basements with 1,100 parking spaces.

## The Loop Residential (V02 & V03)

The new residential development comprised of two plots within the Makers District master plan (V02 & V03) and positioned between the district's central vehicular boulevard and its public waterfront, the realm of the pedestrian.

A vibrant public axis that connects the Makers Village via a bridge with the waterfront bisects the two sites. The propose building reflects the hybrid and dynamic character of the new neighborhood.

## The Artery (P-01)

The Artery is a multi-storey carpark, sits at the center of the project and acts as the seed for the entire development and also will host public events within the central atrium of the Artery.





## THE ARTERY AT MAKERS DISTRICT

As the new heart of Abu Dhabi, Makers District is a unique development where culture and tradition meet modern day design.

### LOCATION

ABU DHABI, UNITED ARAB EMIRATES

### BUILT UP AREA

PLOT P01 - 129,000 SQM

### CLIENT

IMKAN PROPERTIES LLC.

### ASSOCIATES

BIG, RAMBOLL

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## THE LOOP AT MAKERS DISTRICT

As the new heart of Abu Dhabi, Makers District is a unique development where culture and tradition meet modern day design.

### LOCATION

ABU DHABI, UNITED ARAB EMIRATES

### BUILT UP AREA

PLOT V02,V03 - 45,000 SQM

### CLIENT

IMKAN PROPERTIES LLC.

### ASSOCIATES

BIG, RAMBOLL

### The Loop Residential (V02 & V03)

The new residential development comprised of two plots within the Makers District master plan (V02 & V03) and positioned between the district's central vehicular boulevard and its public waterfront, the realm of the pedestrian.

A vibrant public axis that connects the Makers Village via a bridge with the waterfront bisects the two sites. The propose building reflects the hybrid and dynamic character of the new neighborhood.

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## DUBAI HARBOUR RESIDENTIAL

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

### LOCATION

DUBAI, UNITED ARAB EMIRATES

### BUILT UP AREA

346,108 SQM

### CLIENT

PRIVATE

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. The sea in the backdrop, with expansive sidewalks that invite strolling and browse shopping. It offers unmatched experiences for a new demanding generation, for families, and for curious visitors, as a vibrant recreational maritime destination. There's something for every outdoor enthusiast including boating, kite surf and stand-up paddling.





## PORT DE LA MER

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

### LOCATION

DUBAI, UNITED ARAB EMIRATES

### BUILT UP AREA

240,000 SQM

### CLIENT

MERAAS

### IN ASSOCIATION WITH

AECOM

Port de la mer 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.

Overlooking terracotta rooflines, whitewashed stonework, pastel-hued exteriors and verdant greenery that cascades down from balconies to the rich blue marina beneath, la cote is an enchantingly exclusive collection of low-rise apartment buildings that conceal a simple, laid-back lifestyle that belies their urban surroundings.







## PORT DE LA MER - PLOT 02 (LA COTE)

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

### LOCATION

DUBAI, UNITED ARAB EMIRATES

### BUILT UP AREA

78,000 SQM

### CLIENT

MERAAS

Port de la mer 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.

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## 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 vistrors.





## 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

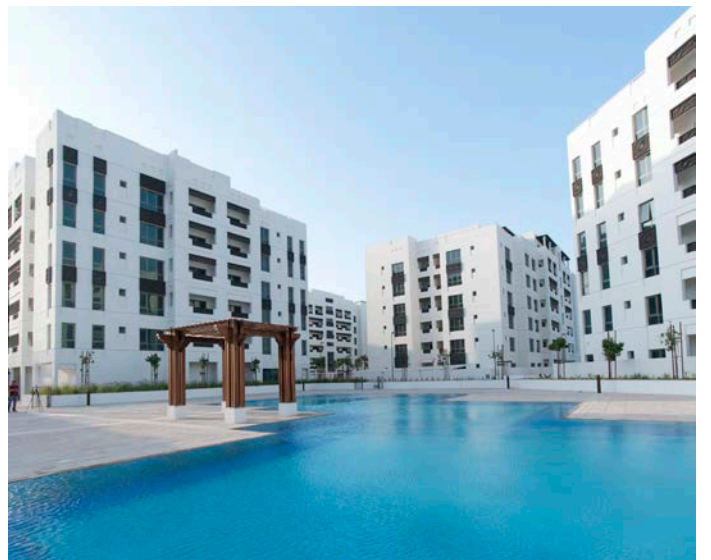
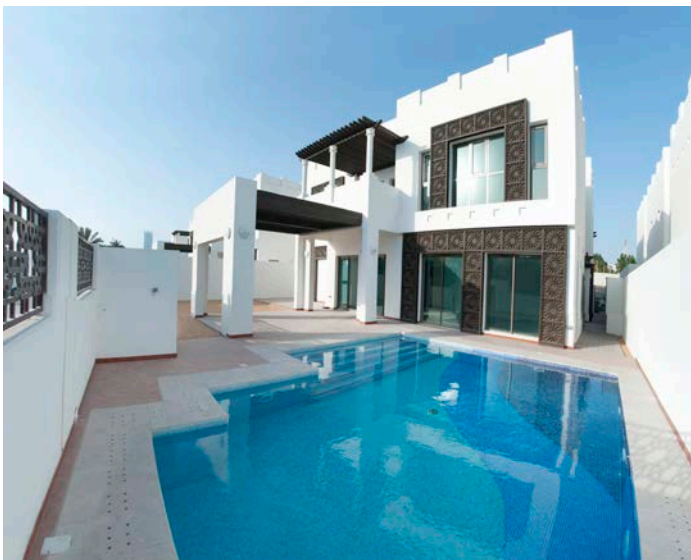
ALDAR PROPERTIES

### 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.





## 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.







## DUBAI CREEK HARBOUR

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

### LOCATION

DUBAI, UNITED ARAB EMIRATES

### BUILT UP AREA

62,000 SQM

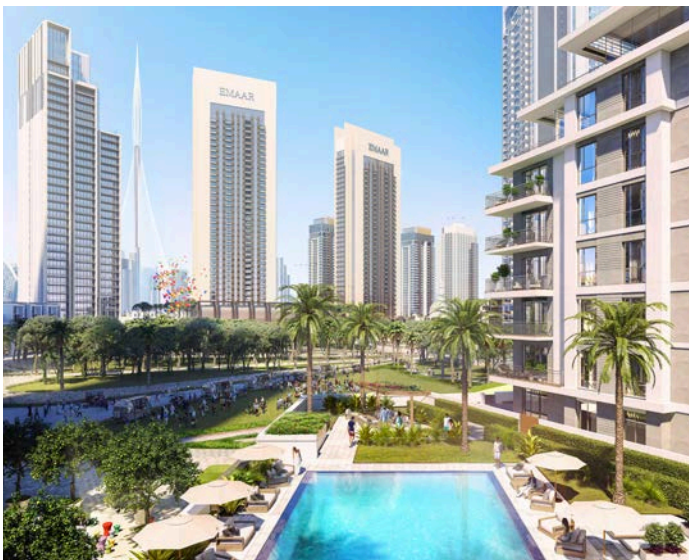
### CLIENT

EMAAR PROPERTIES

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).







## LUXURIOUS RESIDENTIAL TOWER

Inclined parapets and glass curtain walls create a bold yet pleasing contemporary appeal well suited to the tower's landmark status.

### LOCATION

ABU DHABI, UNITED ARAB EMIRATES

### BUILT UP AREA

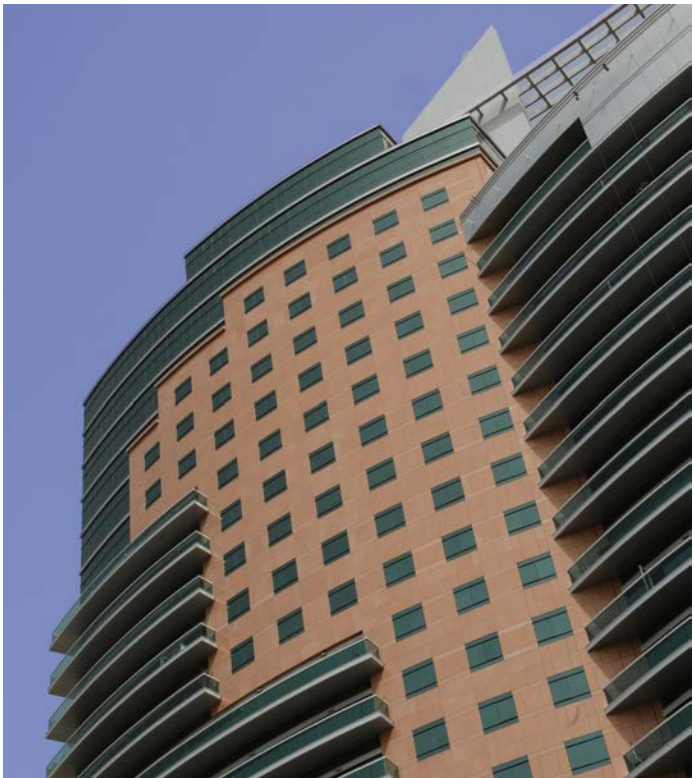
60,000 SQM

### CLIENT

PRIVATE

Redefining the standards for truly luxurious apartments, this modern tower with its crisp, clean lines is the premier address for discerning residents. Situated in the prime residential district of Khalidiya, the tower's location is a major influence on its design and architecture it can be seen all the way from Marina Mall to the entrance of Abu Dhabi Island. The inclined wall parapets and glass curtain walls create a bold yet pleasing contemporary appeal – well suited to the tower's status as a major landmark and orientation point that welcomes residents and visitors alike.

Home to resplendent and spacious apartments, the tower hosts 63 three-bed units and 42 four-bed units - in addition to an exclusive and fashionable penthouse. Residents enjoy a variety of spectacular city and sea views. The tower's ground floor offers prime commercial space, and hosts an eclectic mix of high-end retail outlets and showrooms. Residents also enjoy a variety of world-class facilities and amenities - including a state-of-the-art gymnasium and swimming pool invitingly located at the uppermost level of the podium.





## 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.





## 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.







# Dewan

Architects +  
Engineers

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