

Dewan

Architects +
Engineers

MIXED USE

www.dewan-architects.com

1.0

THE FIRM

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

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

MASTER PLANNING + URBAN DESIGN

SUSTAINABLE DESIGN

INFRASTRUCTURE DESIGN

MEP ENGINEERING

STRUCTURAL + CIVIL ENGINEERING

CONSTRUCTION ADMINISTRATION

QUANTITY SURVEYING

COST PLANNING

3.0

MIXED USE

Mixed-use developments must encompass several elements that work together to establish one harmonious entity.

They must be innovative and original so that they capture people's excitement and offer a truly multi-functional destination. We have the knowledge and expertise to help those interested in developing, owning, and leasing mixed-use facilities, as they look for both popular and powerful locations designed to maximize ROI.

FEATURED PROJECTS

THE FOUNTAIN VIEWS, DUBAI, UAE

MAKERS DISTRICT, ABU DHABI, UAE

BILTMORE HOTEL, DUBAI, UAE

DUBAI TOWER COMPLEX, DUBAI, UAE

CAYAN CANTARA, DUBAI, UAE

AQUARIUS GATE, DUBAI, UAE

FUJAIRAH BUSINESS CENTRE, FUJAIRAH, UAE

KHOBAR MIXED USE DEVELOPMENT, KHOBAR, KSA

KING'S WALK MALL & HOTEL, JEDDAH, KSA

FIRST AVENUE WALK & HOTEL, DUBAI, UAE



THE FOUNTAIN VIEWS

A glittering gateway between commercial and residential zones in Downtown Dubai.

LOCATION

DUBAI, UNITED ARAB EMIRATES

BUILT UP AREA

1,000,000 SQM

CLIENT

EMAAR PROPERTIES

ASSOCIATES

DP ARCHITECTS + ATKINS

The Address Residence Fountain Views is located in Downtown Dubai with spectacular and unobstructed views of Burj Khalifa the world's tallest building and Dubai Fountain. Its strategic location places it in the heart of the city's central district, just minutes away from Dubai's corporate nexus.

Embracing a sense of duality, The Address Residence Fountain Views is a glittering gateway between commercial and residential zones in Downtown Dubai. It represents aesthetically stirring architecture with a delicate balance of solidity and transparency.

The towers feature a range of its double-glazed floor to ceiling windows and balconies. This approach not only maximises viewing angles, but also creates a fascinating woven texture.

The Residence's corner units enjoy breathtaking 270 degree views; while the tower's uppermost six levels host extraordinary penthouses with rooftop terraces.



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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BILTMORE HOTEL

Inspired by the contemporary design of the original Biltmore Hotel in Los Angeles.

LOCATION

DUBAI, UNITED ARAB EMIRATES

BUILT UP AREA

133,000 SQM

CLIENT

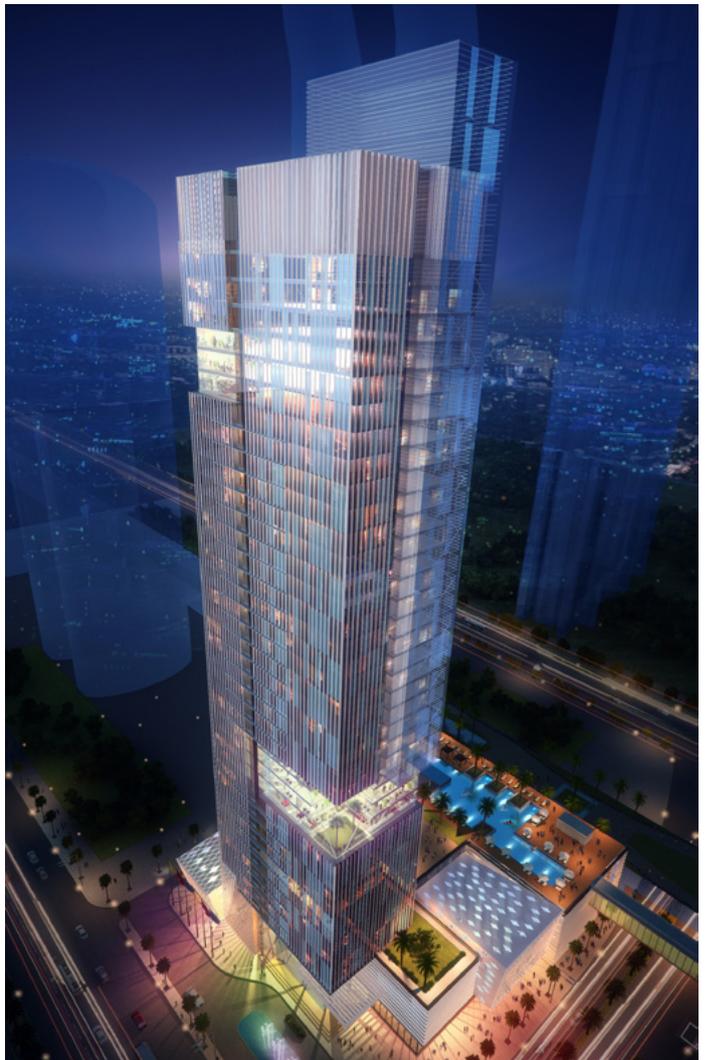
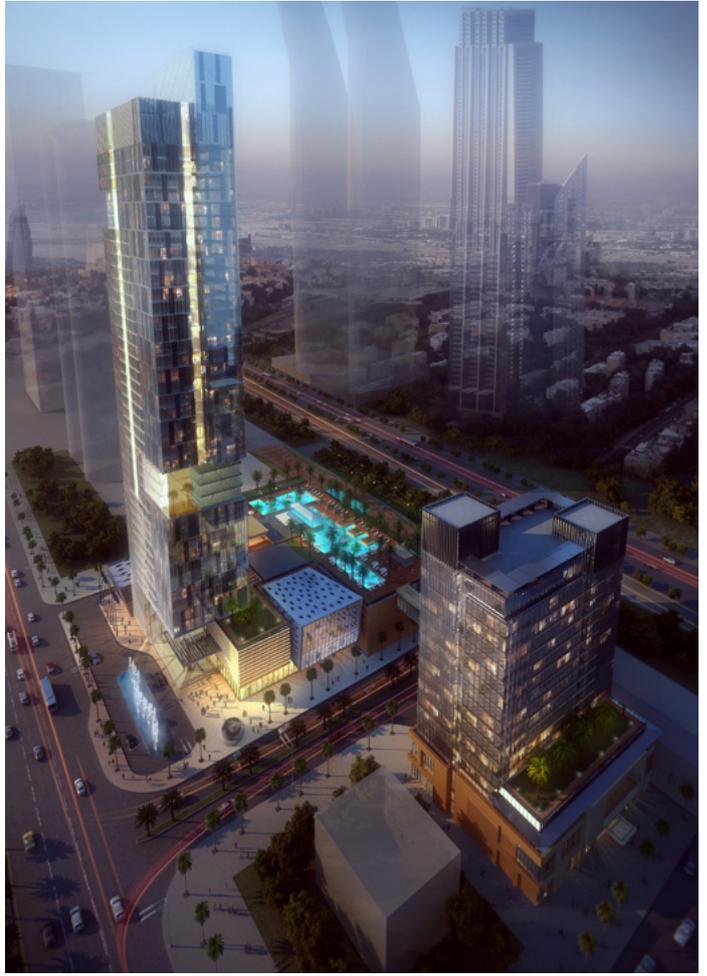
PRIVATE

The Biltmore Hotel is a multifaceted project located near the end of Dubai International Financial Centre's retail spine. It consists of a hotel tower serviced apartments, and a lifestyle/entertainment centre all of which embody a contemporary design yet reflect, and are inspired by, the original Biltmore Hotel in Los Angeles.

The hotel tower hosts 160 keys and offers a variety of beautiful views the majestic Burj Khalifa to the south, and the elegant DIFC retail spine to the north. The Biltmore Residence is the serviced apartments tower home to 240 stylish units. It also hosts a selection of restaurants that connect to the podium pool deck which is shared between the hotel and the residences.

The Grove is the lifestyle and entertainment centre. It consists of the podium that sits under the serviced apartments and offers a range of amenities and services. These include a spa, health and wellbeing centre, a three-level sports centre, retail outlets, restaurants, a club and a lounge.

Glass is used as the main façade material for the two towers, and imparts a contemporary feel reflecting a new era. In contrast, the podium features windows and limestone recreating a classic grace that is reminiscent of the original Biltmore Hotel.



UNITED SQUARE

Based on an iconic waveform design, the three integrated towers come to life with a unique curvilinear shape.

LOCATION

ABU DHABI, UNITED ARAB EMIRATES

BUILT UP AREA

113,625 SQM

CLIENT

INTERNATIONAL CAPITAL TRADING

A prestigious mixed-use development gracing the heart of Abu Dhabi's Al Khalidiya district, United Square captivates the imagination with its iconic waveform design. Each of its three integrated towers come to life with a unique curvilinear shape that symbolises the graceful fluidity of water – gently rising upwards from urban streets and heading out towards the sea.

The tallest of the three towers is 95 metres high (G+18) and hosts luxurious furnished apartments. The second tower is 81 metres high (G+16) and offers prime offices and commercial space. Finally, the third tower is 68 metres high (G+14) and presents stylish unfurnished apartments. United Square aspires to become an integrated and key part of life in the Khalidiya district.

It seeks to re-energise this strategically located area by creating an urban nucleus that people enjoy living in, working in and visiting for shopping. Also notable are the project's efforts towards environmental conservation and sustainability especially in acquiring material from renewable sources wherever possible, and giving preference to locally produced material.



DUBAI TOWER COMPLEX

The eye-catching leaf-shaped towers are gracefully angled to one another, thus facilitating optimum views from all the apartments.

LOCATION

DUBAI, UNITED ARAB EMIRATES

BUILT UP AREA

107,000 SQM

CLIENT

PRIVATE

Occupying a prime location in Dubai's thriving Business Bay area, the Dubai Tower Complex consists of two uniquely shaped towers connected by a lofty sky bridge. One tower hosts serviced apartments ranging from studios to two bedroom units, while the other tower hosts one and two bedroom residential apartments.

The eye catching leaf shaped towers are gracefully angled to one another, thus facilitating optimum views from all the apartments. Each tower has its own recreational facilities, while basic amenities are shared throughout the complex.

The sky bridge not only offers remarkable panoramas, but also convenient access between both towers. The podium on the ground level serves as the main entrance and lobby area. Its wrap around design is aesthetically appealing, and also offers a vantage location for restaurants and retail outlets a landmark clearly visible from the adjacent walkways and streets.



CAYAN CANTARA

The technologically advanced design features an iconic bridge linking the two towers.

LOCATION

DUBAI, UNITED ARAB EMIRATES

BUILT UP AREA

152,000 SQM

CLIENT

CAYAN REAL ESTATE INVESTMENT &
DEVELOPMENT LLC.

ASSOCIATES

NIKKEN SEKKEI

This innovative 41- floor mixed use complex features a tower with 414 residential apartment units coupled with a 33-floor tower comprised of serviced apartments to be operated by Arjaan by Rotana. The technologically advanced design features an iconic bridge linking the two towers. The bridge, embellished with a glass cantilevered outdoor pool and dining decks present unmatched sights overlooking the Dubai skyline.

Strategically situated on Umm Suqeim Road and overlooking Emaar's prestigious Dubai Hills Estates, the Cayan Tower also provides added convenience with a common podium, ample multi-storey parking, individual entrances to each of the buildings with private lobbies, multiple restaurants and BOH services.



DUBAWI TOWER

A striking new hotel and residential tower, set to become an iconic new landmark for the city's skyline.

LOCATION

DUBAI, UNITED ARAB EMIRATES

BUILT UP AREA

198,807 SQM

CLIENT

SHUAA REAL ESTATE DEVELOPMENT

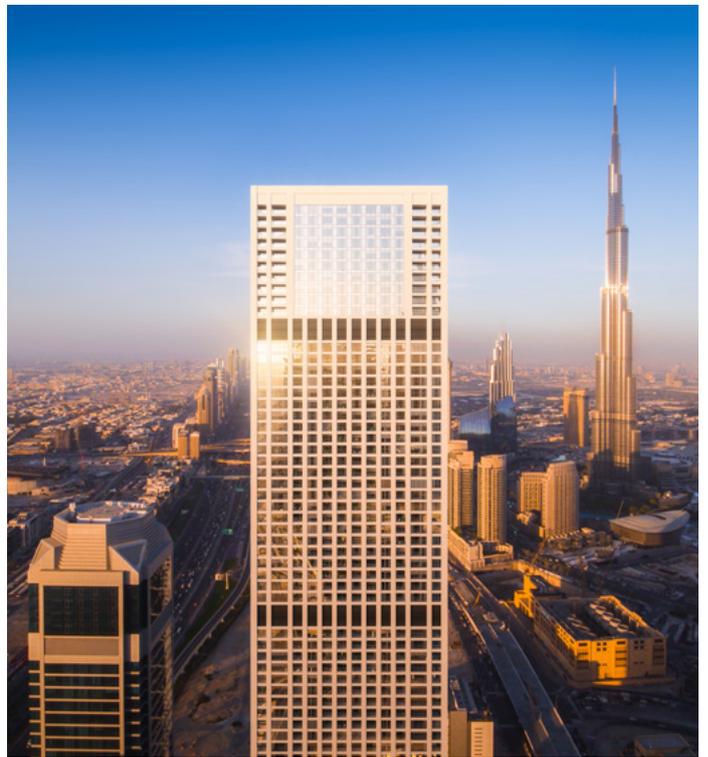
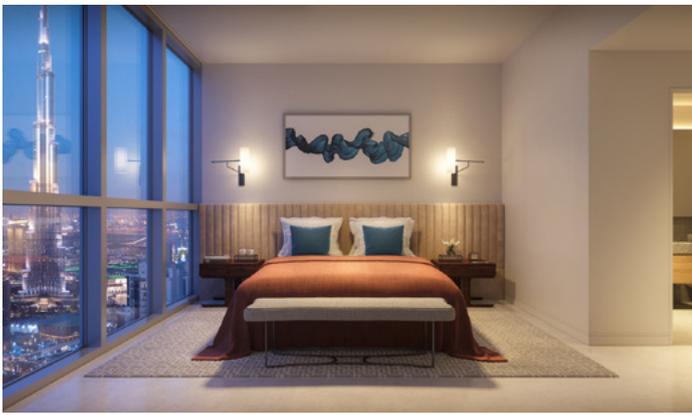
ASSOCIATES

NSTUDIO

Dubawi will be a new mixed-use hotel and residential tower located on Happiness Street and a two minute walk to Business Bay metro station. The Dubawi tower will reach over 330 metres tall with its 80 storeys, and is set to become a new landmark in the city.

The development will feature 714 upscale residential apartments, ranging from studios to 3 bedrooms. There will be a penthouse collection of 40 apartments offering uninterrupted views of the Burj Khalifa, Arabian Sea and Downtown Dubai.

Along with the hotel division of the development, the tower will offer a full floor of amenities including pool, fully-equipped fitness centre and dining venues. Dubawi will become a striking new edition to the Dubai skyline.



AQUARIUS GATE

A shoreline jewel encompassing luxurious retail boulevards, Grade A commercial offices and exquisite residential apartments.

LOCATION

DUBAI, UNITED ARAB EMIRATES

BUILT UP AREA

115,000 SQM

CLIENT

CIRRUS DEVELOPMENTS

Skilfully conceived, the dynamically geometric and flowing lines of the Aquarius Gate are a pleasure to behold. They have been expertly crafted to complement the contemporary skyline of the planned Madinat Al Arab - an integral component of the ambitious Dubai Waterfront master development. The design seeks to create an aesthetically inspiring mixed-use development adorning the water's edge.

A shoreline jewel encompassing luxurious retail boulevards, grade-A commercial offices and exquisite residential apartments. Aquarius Gate elegantly brings together four integrated towers - a seamless flow of style that seems endless. The taller residential tower hosts 19 floors of apartments, while the second residential tower hosts 16 apartment floors.

The two commercial towers offer 28 floors of offices each. A common three-storey basement parking facility serves all four towers. A notable factor in the project's distinctive design is sustainability. Each proposed stage of the build complies with LEED concepts - and ultimately targets a LEED Gold rating.



FUJAIRAH BUSINESS CENTRE

The refined design features contemporary architecture with subtle hints of arabesque influence creatively woven in.

LOCATION

FUJAIRAH, UNITED ARAB EMIRATES

BUILT UP AREA

104,000 SQM

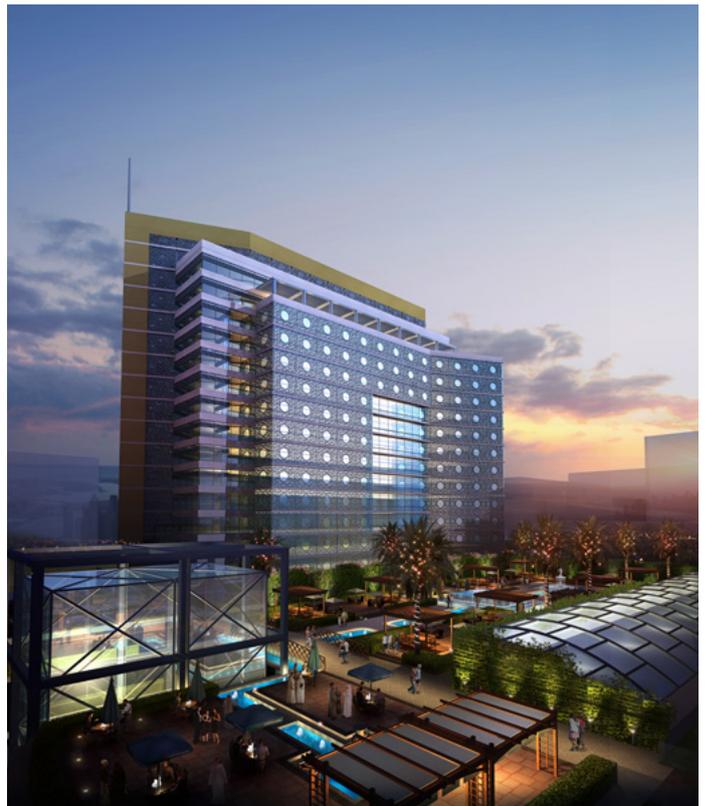
CLIENT

AL TAIF INVESTMENT

Raising the bar for hospitality and commercial projects across the city, the Fujairah Business Centre is a pioneering development strategically located opposite the Sheikh Zayed Grand Mosque. The Centre not only creates a stunning new landmark for Fujairah, but also establishes a prime location for business, leisure and retail.

At its heart is a three-level shopping mall that offers 45 retail units of varying sizes. Complementing the mall is a 22-storey hotel building that hosts 189 hotel rooms and 41 serviced apartments - with Courtyard by Marriott as the operator. Meanwhile the 19-storey commercial tower offers a total of 50 stylish office units.

The project's refined design (two-tower with retail podium) features contemporary architecture with subtle hints of arabesque influence creatively woven in - this is especially evident in the intricate patterns on the main façade.



KHOBAR MIXED USE DEVELOPMENT

Aesthetically pleasing and functionally rewarding a stylish combination of commercial, residential, retail and hospitality.

LOCATION

KHOBAR, SAUDI ARABIA

BUILT UP AREA

400,000 SQM

CLIENT

AL BAYT REAL ESTATE

Occupying a prime site along King Saud Road near the scenic corniche the Al Khobar Mixed-use Development seeks to enhance the culturally rich city of Al Khobar. Its contemporary design is aesthetically pleasing and functionally rewarding - bringing together a stylish combination of commercial, residential, retail and hospitality components.

The project features integrated towers serving as residential and office blocks, and a magnificent four-star hotel with a vast shopping mall at its base. The entire development rests atop a two-storey podium and basement which along with the ground floor offers ample car parking for both visitors and residents.

The hotel is 88 metres in height and offers 252 hotel rooms along with 52 serviced apartments all managed by a renowned hotel chain. The 12-storey office tower flexibly accommodates large and small businesses alike, while the retail podium enhances the mall's offerings with a selection of restaurants, retail stores and other leisure activities.

The project's design is based on a seamless grid inspired by the existing lay of the land and nearby streets. This approach not only makes it easier for the project to smoothly integrate with the surrounding area, but also allows for optimal use of space and refreshing, unobstructed views for residents office workers and hotel guests.



KINGS WALK MALL & HOTEL

This unique leisure development includes retail outlets, restaurants, entertainment and lies a 5 star hotel consisting of seven stories.

LOCATION

JEDDAH, SAUDI ARABIA

BUILT UP AREA

38,000 SQM

CLIENT

ASSAUDIA REAL ESTATE DEVELOPMENT CO.

NO. OF KEYS

111

RATING

5 STAR

King's Walk Mall was created to deliver a one of a kind shopping experience to the residents of Jeddah. It will redefine the meaning of outdoor shopping in the city. Permeability is essential within the total design with a great deal of opportunity to strengthen connectivity with the neighboring surroundings. The structure's stratified polygonal blocks of retail are enriched with an array of minimalistic geometric patterns that provide a contrast to the undulating canopy that highlights the thermal comfort of the central promenade.

This unique leisure development includes retail outlets, restaurants, entertainment features and wide spaces for walking comfortably and enjoying the surrounding landscape. It is positioned on King Abdul Aziz Road which is one of the chief commercial roadways of Jeddah which makes it a noteworthy commercial destination. Within the masterplan lies a 5 star hotel consisting of seven stories overlooking the entire project.

The hotel will be operated by Accor featuring 111 keys and 69 serviced apartments. The project is a new addition to Jeddah's open and luxurious leisure destination. A walkway with modern and luxurious leisure facilities, health and beauty centers and shops.



FIRST AVENUE WALK & HOTEL

Its architecture a series of stepped and gently curving plazas blends in seamlessly with existing buildings and the surrounding landscape.

LOCATION

DUBAI, UNITED ARAB EMIRATES

BUILT UP AREA

43,000 SQM

CLIENT

AL TAWFEEK DEVELOPMENT & INVESTMENT

Complementing the open environs of Dubai Motor City with a refreshing walk-through design, First Avenue Motor City serves as the social centre and retail hub for the entire community. Adjacent to the development's main pedestrian and vehicular thoroughfares, the mall offers a rich variety of outdoor and indoor experiences with an innovative mix of retail and dining concepts. Its architecture a series of stepped and gently curving plazas blends in seamlessly with existing buildings and the surrounding landscape.

The appeal is distinctly contemporary, but subtle arabesque influences are softly interwoven to create a culturally engaging public ambience. Featuring top brands and renowned marquees, First Avenue Motor City is a rewarding destination for adults and children alike. In addition to 39 retail outlets, there are 15 restaurants and cafés, and a 150-key hotel all distributed across the mall's two floors, with the basement level offering ample car parking.



RIYADH TOWER

Prominently situated in the heart of the central business district of Al Wroud in Riyadh city.

LOCATION

RIYADH, SAUDI ARABIA

BUILT UP AREA

223,000 SQM

CLIENT

AL SONDOS REAL ESTATE

Riyadh Tower project, prominently situated in the heart of the central business district of Al Wroud in Riyadh city, consists of a hotel and serviced apartments tower sitting atop an expansive retail podium, creating a unique and recognizable landmark. The site, located on a rectangular shaped plot with a total area of 37,800sqm along the commercial strip, enjoys great accessibility from all sides, including direct access via King Fahed Road in the west and Olaya Road in the east and is also in close proximity to major commercial and office buildings such as Faisaliah and Kingdom Towers.

The podium, hosting a selection of retail shops, restaurants and cafés to cater for both casual and fine dining, offers potential for other commercial uses. It also includes a landscaped garden distinguished by elaborate water features including canals, waterfalls and fountains.

The concept for this project begins with the shape of a diamond reflected in plan and also in the 3 perforations to the volume, achieving a strong high tech image to the tower. The 3 perforations generating the 'sky gardens' creates an amazing dialog between green areas, views and the most privileged apartments. In terms of materials, the project is composed of different types of metal and glass, providing more emphasis to the high tech image of the building.



AL KARKH SPORTS CLUB

Contemporary architecture and design language reinforce this energy to create a stimulating new building for modern Baghdad.

LOCATION

BAGHDAD, IRAQ

BUILT UP AREA

141,000 SQM

CLIENT

ASK GROUP

The iconic design of the Al Karkh Sports Club in Baghdad is strongly influenced by two major aspects. First, the dynamic and energetic nature of sports in general. Second, the site's location at the intersection of two prominent streets (Al Zawraa and Al Mansur). The result is both inspiring and imaginative creating a new and unforgettable landmark for the city.

In addition to the main stadium, the project's core components include an indoor sports hall, shopping mall and hotel administration offices and basement car parking. The entrance is designed to express a bold statement of purpose - creating a powerful focal point for visitors and enabling them to enjoy a clear sense of orientation.

The Club's signature colours (yellow and red) symbolise the intensity and passion of the sporting activities that it hosts - and the people that it brings together. Contemporary architecture and design language reinforce this energy to create a stimulating new building for modern Baghdad.



PARK INN HOTEL & MALL DAMMAM

Situated in the capital of Saudi Arabia's Eastern Province, The Hotel offers contemporary accommodation on the city's charming corniche road.

LOCATION

DAMMAM, SAUDI ARABIA

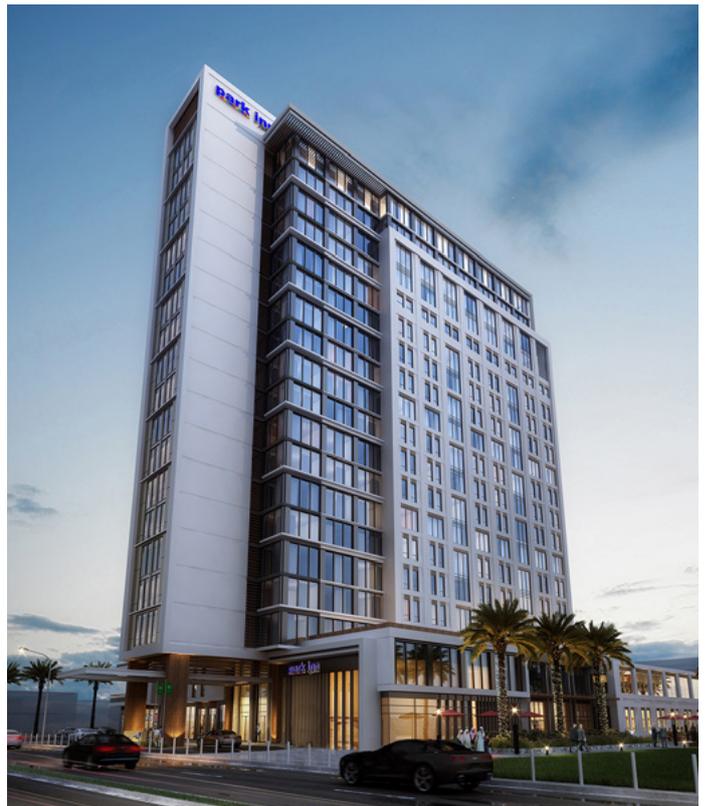
BUILT UP AREA

26,600 SQM

CLIENT

GULF REAL ESTATE COMPANY

Mixed-use development comprising of a Retail component (G+2) and a 4 stars hotel operated by Park-Inn containing a ballroom, a male/female gym & spa, meeting rooms, main restaurant and a swimming pool over 18 typical floors and 201 units.



PARK INN HOTEL & MALL RIYADH

The Hotel & Mall offers contemporary accommodation and retail experience.

LOCATION

RIYADH, SAUDI ARABIA

BUILT UP AREA

23,600 SQM

CLIENT

GULF REAL ESTATE COMPANY

Mixed-use development on a plot area of 5,300 m² comprising of Retail, Offices and a 4 Star Hotel operated by Park Inn. 18 typical floors of Hotel with G+1 Retail component and 2 floors of Office component above.



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Architects +
Engineers

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