



**Dewan**

Architects +  
Engineers

# PLANNING

[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

# PLANNING

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We are careful to maintain and preserve the city's heritage while enabling it to move into the future.

Cities are complex, vibrant places, shaped by many factors. To deal with this effectively, we take a cross-disciplinary approach that considers all the dimensions from old and new to redevelopment, serving people and sustaining the environment to spur healthy economic growth and building the type of destinations people need for business and living.

## FEATURED PROJECTS

MADINAT AL NAKHEEL, BASRA, IRAQ

YAS HILLS, ABU DHABI, UAE

AL SUDAIR DEVELOPMENT, SAUDI ARABIA

RAS AL KHOR DEVELOPMENT, DUBAI, UAE

THE PLACE, DUBAI, UAE

KADHIMIYA DEVELOPMENT, BAGHDAD, IRAQ

DEIRA WATERFRONT, DUBAI, UAE

GREEN OASIS, KHOBAR, UAE

AJMAN DEVELOPMENT, AJMAN, UAE

LITTLE VENICE, FUJAIRAH, UAE







## MADINAT AL NAKHEEL

For tourists and visitors, the city extends a warm welcome with luxury resorts, cultural exhibits and venues, and a variety of recreational activities.

### LOCATION

BASRA, IRAQ

### BUILT UP AREA

42 MILLION SQM

### CLIENT

PRIVATE

An ambitious and visionary project, Madinat Al Nakheel seeks to epitomise a city ideal not only for Iraq, but also for the rest of the Middle East. Located in Basra, the masterplan development creates a dynamic and world-class destination for residents, businesses and tourism. Madinat Al Nakheel is a modern and sustainable city harmoniously combining residential commercial, cultural, social, industrial and environmental elements under one holistic vision.

Its carefully conceived residential component offering about 100,000 units is fully integrated with the city's vast infrastructure. This includes healthcare public services, social facilities and educational institutions.

The city also hosts a vibrant commercial hub, with its own financial centre that serves a thriving business community. For tourists and visitors, the city extends a warm welcome with luxury resorts, cultural exhibits and venues, and a variety of recreational activities.







## YAS HILLS

The masterplan idea was established based on multi-layering thoughts emerged from the existing contextual site forces and development potentials.

### LOCATION

ABU DHABI, UNITED ARAB EMIRATES

### BUILT UP AREA

2.3 MILLION SQM

### CLIENT

PRIVATE

Project's site sets at the corner of linking two pre-existed edges (the E10 highway and the water canal), which played significant roles on realizing planning reactions and responses to these dominant site forces, resulting into a materialized site specific dynamics. It takes its manifestation from these urban edges and spreading over the enormous inner land, activities and spaces.

The masterplan idea was established based on multi layering thoughts emerged from the existing contextual site forces and development potentials. The first layer of thinking is to create a green axis linking residential areas from the north (Al Bahia area) with the south (Al Raha Beach Development), resulting into the division of the project into two zones which are the commercial-visitors mixed use development at the highway edge, and the family residential oriented community at the waterfront side.

Another layer of thinking is to link the two zones together through an open space axis between the busy Dubai Abu Dhabi highway and the calm canal edge, resulting further layer of splitting into two zones: a northern zone of healthcare and residential nature; and a southern zone of mixed development and residential nature.







## AL SUDAIR DEVELOPMENT

The spine offers a pioneering new solution, drawing on landscape traditions through providing responsive and flexible land uses.

### LOCATION

SUDAIR INDUSTRIAL CITY, SAUDI ARABIA

### BUILT UP AREA

55,000 SQM

### CLIENT

MODON

Sudair Commercial Spine Development serves as a main catalyst for an industrial city being developed by MODON. Located at around 120 km from Riyadh en route to Qassim, this 42-hectare development draws attraction through its features, unique from any other highway oriented developments. Basic facilities such as fuel/service stations and truck stops are supported with a cohesive mix of commercial facilities such as retail, temporary accommodation, outlet mall and offices, as well community facilities that makes the development even more sustainable and viable.

The commercial spine generally draws an inspiration from an outdoor “souq” or traditional Arabian marketplace with a dynamic pedestrian and landscaped spaces accentuating the contemporary architectural designs of the buildings. The project is unique for its scale and strategic cross-sector thinking. The spine offers a pioneering new solution, drawing on landscape traditions through providing responsive and flexible land uses.

Dynamic and pedestrian urban spaces, and eminence and attractive open spaces that are inspired by local architecture, and in compliance with sustainability principles and MODON's design standards. By combining compact, dense and vibrant environments with open, green breathing space, nature is balanced with urbanity to create a beautiful and safe public realm.







## RAS AL KHOR DEVELOPMENT

The core of the residential enclave is a vastly landscaped community park that provides a venue for outdoor activities and social interaction.

### LOCATION

DUBAI, UNITED ARAB EMIRATES

### BUILT UP AREA

348,000 SQM

### CLIENT

WASL PROPERTIES

The unprecedented economic growth of Dubai ignites the demand for more residential units, in which Ras Al Khor Development intends to provide some cap. Spanning at approximately 26 hectares of land located along the intersection of Al Awir and Nad Al Hammar Roads, this mixed use development is transpired to contain residential apartments, service apartments, retail spaces and community facilities bound together by a generous green corridors and interconnected streets.

The core of the residential enclave is a vastly landscaped community park that provides a venue for outdoor activities and social interaction. Clusters of residential buildings also contain communal landscaped spaces that serve as the extension of buildings. Buildings are designed to employ a variety of typology and distinctive architectural character to aid on development's legibility. The outer ring on the other hand is dominated by a mixed of residential apartments with active commercial retail frontages at ground floors.

The Master Plan has undergone an evolution and continuous process of refinement right from the start of its conceptualization and it has been now been adjusted in compliance to all requirements from relevant authorities. Ras Al Khor Development at its full completion is a product of extensive studies of its urban framework and other planning and regulatory elements, as shown on the illustrative representation.







## THE PLACE (JGE)

“The Place” is not only an ideal self sustained place to live, work and play but a new touristic destination worth traveling for.

### LOCATION

DUBAI, UNITED ARAB EMIRATES

### BUILT UP AREA

9.3 MILLION SQM

### CLIENT

JUMEIRAH GOLF ESTATES

Driven by the change in market demand, the new JGE Place will become an integral part of the city instead of being a traditional gated golf development. It will cater the surrounding developments as a regional downtown by providing public gathering spaces, and region-wide services. As a major canal linking the Dubai Creek and the Arabian Gulf penetrates through the site, JGE has an ample opportunity of reshaping the water body and creating a series upscale waterfront developments.

At the core of the project is a central canal encapsulated by various iconic hospitality, cultural and commercial facilities while the edges are dominantly outlined by recreational, retail and residential developments set amongst a network of sprawling green spaces. At its northwestern edge, an Intermodal Station is being accommodated which is a vital connection point to region. “The Place” is not only an ideal self-sustained place to live, work and play but a new touristic destination worth traveling for.

Based on the project vision, the proposed vision master plan shall focus on integrating the positive potentials of the site, like the possibility of relocating the military camp and implementing the Arabian Canal project crossing the site area, while two additional options has been agreed to be worked out generally to show the negative implications of the existing military camp and possibility of not implementing the Arabian Canal project in future.







## KADHIMIYA DEVELOPMENT

Refreshing social and economic uplift for Kadhimiya turning it into a picturesque example of a living and evolving historical city.

### LOCATION

BAGHDAD, IRAQ

### BUILT UP AREA

800,000 SQM

### CLIENT

BAGHDAD MUNICIPALITY

The half-kilometre radius encircling the Holy Shrines in Kadhimiya is endowed with a rich historical, cultural, spiritual and social legacy. Over the course of centuries, the area's time honoured markets, traditional architecture artistic activities and religious rituals have all become an integral part of Kadhimiya's distinctive appeal.

Presented by Dewan Architects & Engineers, the Integrated Conservation and Urban Renewal/ Rejuvenation Development Scheme envisions the Holy Shrines as the innermost core of the city. This core is then enveloped and protected by a variety of urban layers that mediate between the interior and the exterior world and together form a coherent whole.

The inner urban layers include important elements of the city's historical wealth these are upgraded and renovated on a plot-by-plot basis, with the aim of preserving Baghdad's intrinsic character. Next, the peripheral layers introduce contemporary residential structures that cater to the needs of a prosperous society including roads, public facilities and commercial zones.

This well thought-out mix of the ancient with the modern is enhanced by skilled landscaping and infrastructure development. The result is a refreshing social and economic uplift for Kadhimiya turning it into a picturesque example of a living and evolving historical city.







## DEIRA WATERFRONT

The area's regeneration requires careful planning to ensure that its charm and character are preserved for posterity.

### LOCATION

DUBAI, UNITED ARAB EMIRATES

### BUILT UP AREA

390,000 SQM

### CLIENT

DEIRA INVESTMENTS

The Deira Waterfront project is located in the oldest part of Dubai – an area steeped in history and culture. The Deira Al Ras and Gold Souq districts are unique in the way that they bring together heritage, commerce, residential environments and a diverse socioeconomic mix. All coexisting harmoniously and forming a vibrant townscape with mixed-use appeal. The area's regeneration requires careful planning to ensure that its charm and character are preserved for posterity.

The Deira Waterfront is positioned on a prime plot of land, approximately a kilometre long and directly adjacent to the Dubai Creek. The vantage location is immediately south of the Palm Deira master-planned development. The project consists of several components such as retail, office space, residential units, a hotel, and government buildings – all serviced by ample parking.







## GREEN OASIS

A masterplan development that offers a beguiling mix of traditional neighbourhoods with contemporary urban appeal.

### LOCATION

AL KHOBAR, SAUDI ARABIA

### BUILT UP AREA

350,000 SQM

### CLIENT

AL ARGAN PROPERTIES

Gracing the city of Al Khobar in Saudi Arabia's congenial Eastern Province, Green Oasis is a masterplan development that offers a beguiling mix of traditional neighbourhoods with contemporary urban appeal.

Occupying a generous plot of land, Green Oasis creates a fresh and lively ambience that enriches the lives of both residents and visitors.

A gated mixed-use community, it hosts stylish villas, modern low-rise apartments, commercial and retail hubs, several community centres, mosques and a variety of other facilities and amenities.







## AJMAN DEVELOPMENT

Taking inspiration from the sloping contours of an amphitheatre, the focal point is an idyllic lake set within a beautiful park.

### LOCATION

AJMAN, UNITED ARAB EMIRATES

### BUILT UP AREA

3.6 MILLION SQM

### CLIENT

DUBAI INVESTMENTS

Straddling the Ajman-Sharjah border and enjoying close proximity to the Sharjah International Airport, this large-scale development seeks to redefine suburban living. The masterplan takes inspiration from the sloping contours of an amphitheatre. Orientated in a grand semi-circle, building heights gracefully graduate down from 35 storeys at the periphery, to five storeys or less near the centre.

The project's focal point is an idyllic lake, beautifully set within a central park where a wealth of waterside attractions and recreational facilities entertain children and adults alike.

A cohesive, well-knit community, the project is internally arranged into different districts connected by an efficient road network. Each neighbourhood enjoys a great degree of selfsufficiency in terms of communal facilities such as mosques, retail outlets, kindergarten schools and pleasant local parks.







## LITTLE VENICE

Meandering waterways leading in from the sea and forming the basis for an idyllic coastal community with genuine warmth.

### LOCATION

FUJAIRAH, UNITED ARAB EMIRATES

### BUILT UP AREA

6.2 MILLION SQM

### CLIENT

AL TAIF INVESTMENTS

Gracing prime waterfront along the coast of Fujairah, Little Venice is inspired by the floating cities of Port Grimaud and Venice where buildings are set amidst an intricate network of winding rivers and lagoons. The Little Venice masterplan envisions meandering waterways leading in from the sea and forming the basis for an idyllic coastal community offering exclusive appeal and genuine warmth.

The city hosts nearly 7,000 residential units and almost 500,000 sqm of commercial space. This spans a vibrant mix of residential neighbourhoods, mall and retail outlets, hotel, several parks and green zones, and various services and amenities – all enhanced by a pedestrian-oriented city core that brings together residents and visitors alike.







## MASFOUT MOUNTAIN RESORT

Natural rocky terrain is the inspiration for the resort's organic architecture elegantly combining traditional design with modern techniques.

### LOCATION

FUJAIRAH, UNITED ARAB EMIRATES

### BUILT UP AREA

986,000 SQM

### CLIENT

DUBAI INVESTMENTS

Heralding the UAE's entry into the luxury ecotourism sector, the incomparable Masfout Mountain Resort is nestled in the foothills of Ajman amidst unspoilt desert splendour. The area's natural rocky terrain is the inspiration for the resort's organic architecture elegantly combining traditional local design with modern technology and techniques. Major parts of the resort are built of stone and roofed with palm tree leaves. These, and other materials used, have very low thermal conductivity ideally suited to the hot climate and are culturally relevant as well as environmentally sustainable.

The resort features an exclusive hotel, worldclass spa and restaurant with stunning desert views all embodying impeccable standards, luxurious amenities and innovative eco solutions. Elegant residential units grace the welcoming terraces, while public amenities and facilities are thoughtfully dotted throughout the geologically inspired development creating a one of a kind ambience in a beautiful natural setting.

Since most of the resort is designated as a car free zone, access to the mountain top from the valley below is via cable-based vertical transportation system. The resort's entrance features a hospitable arrival hub, offering terraced parking and a family entertainment centre for daily visitors.







## NAJAF URBAN RENEWAL

The project envisions the building of enhanced infrastructure and additional hospitality venues, and the upgrading of commercial services.

### LOCATION

NAJAF, IRAQ

### BUILT UP AREA

1.5 MILLION SQM

### CLIENT

NAJAF MUNICIPALITY

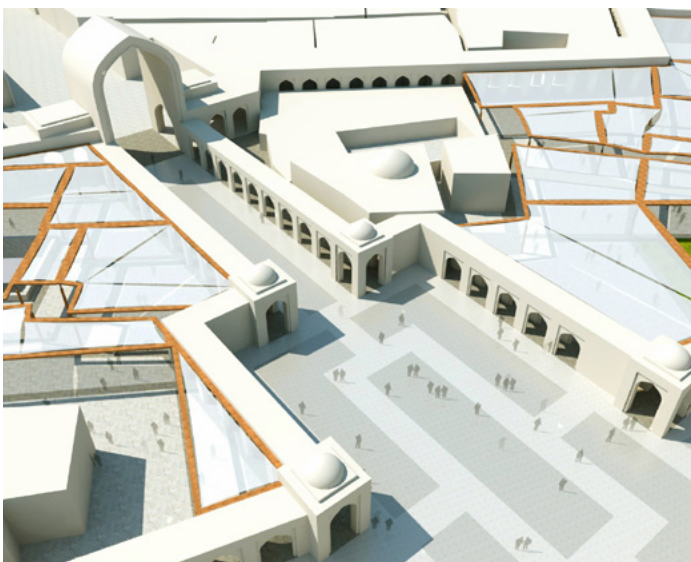
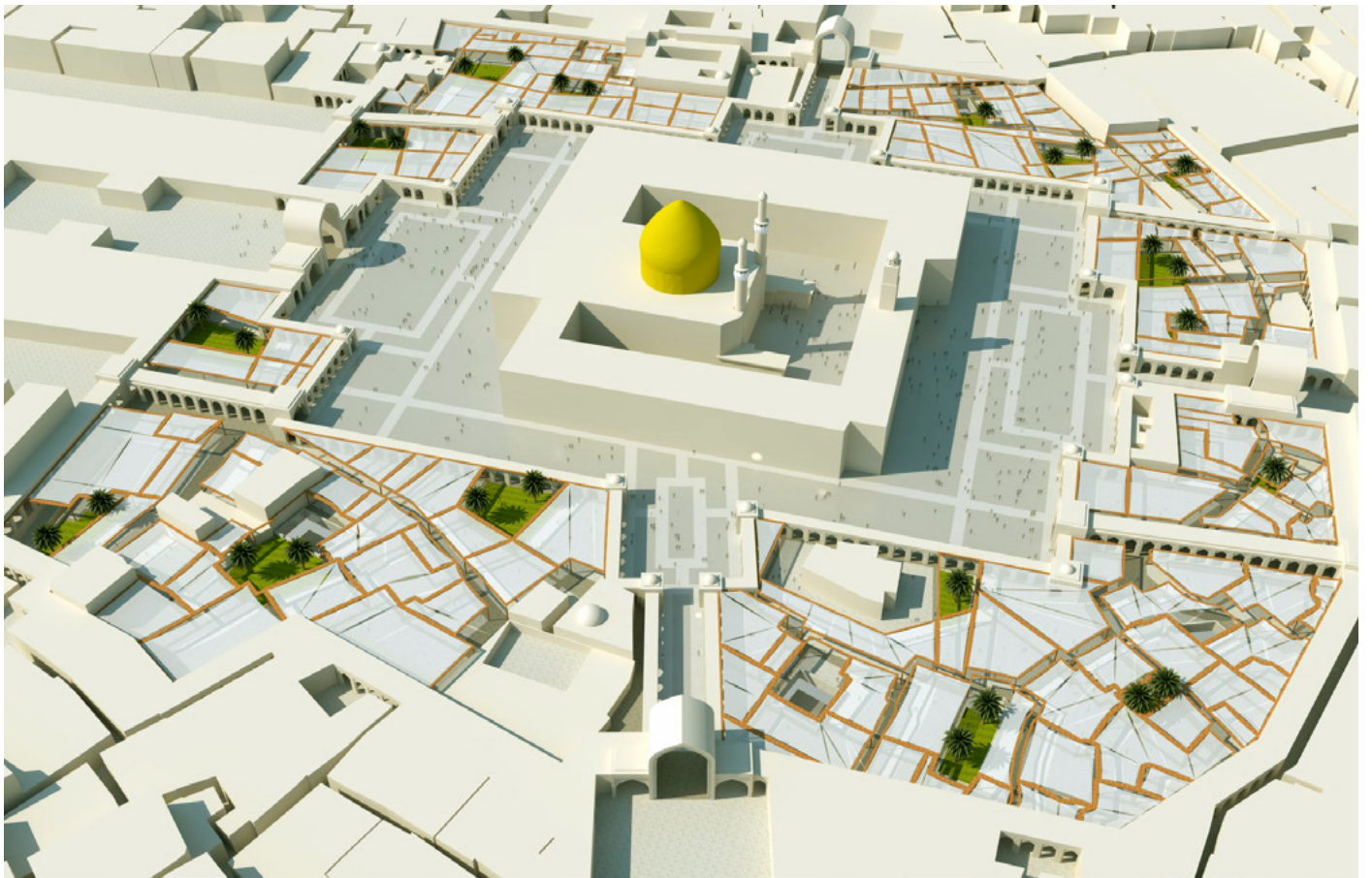
The Iraqi cities of Najaf and Karbala hold immense religious significance. Visited by millions of pilgrims annually, these two cities also embody immeasurable historical, social and cultural wealth.

An urban renewal of both cities is necessary to not only preserve and showcase their heritage and character, but to also adequately cater to the needs of the countless people who visit throughout the year.

A crucial design objective is to successfully regenerate the urban fabric in a manner that ensures the conservation of religious sites and heritage buildings, and also skilfully emphasises each city's distinctive identity.

Seeking to revitalise the city centres, the project envisions the building of enhanced infrastructure and additional hospitality venues, and the upgrading of commercial services.







## KARBALA URBAN RENEWAL

Successfully regenerating the urban fabric in a manner that ensures the conservation of religious sites and heritage buildings.

### LOCATION

KARBALA, IRAQ

### BUILT UP AREA

1.5 MILLION SQM

### CLIENT

KARBALA MUNICIPALITY

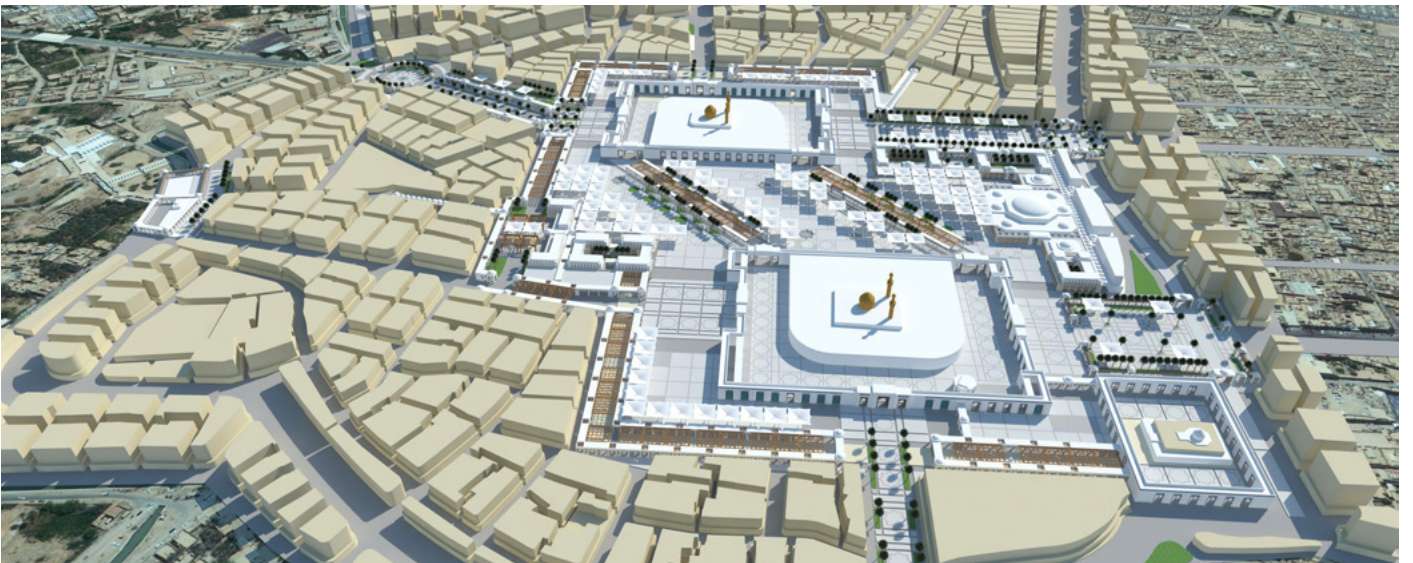
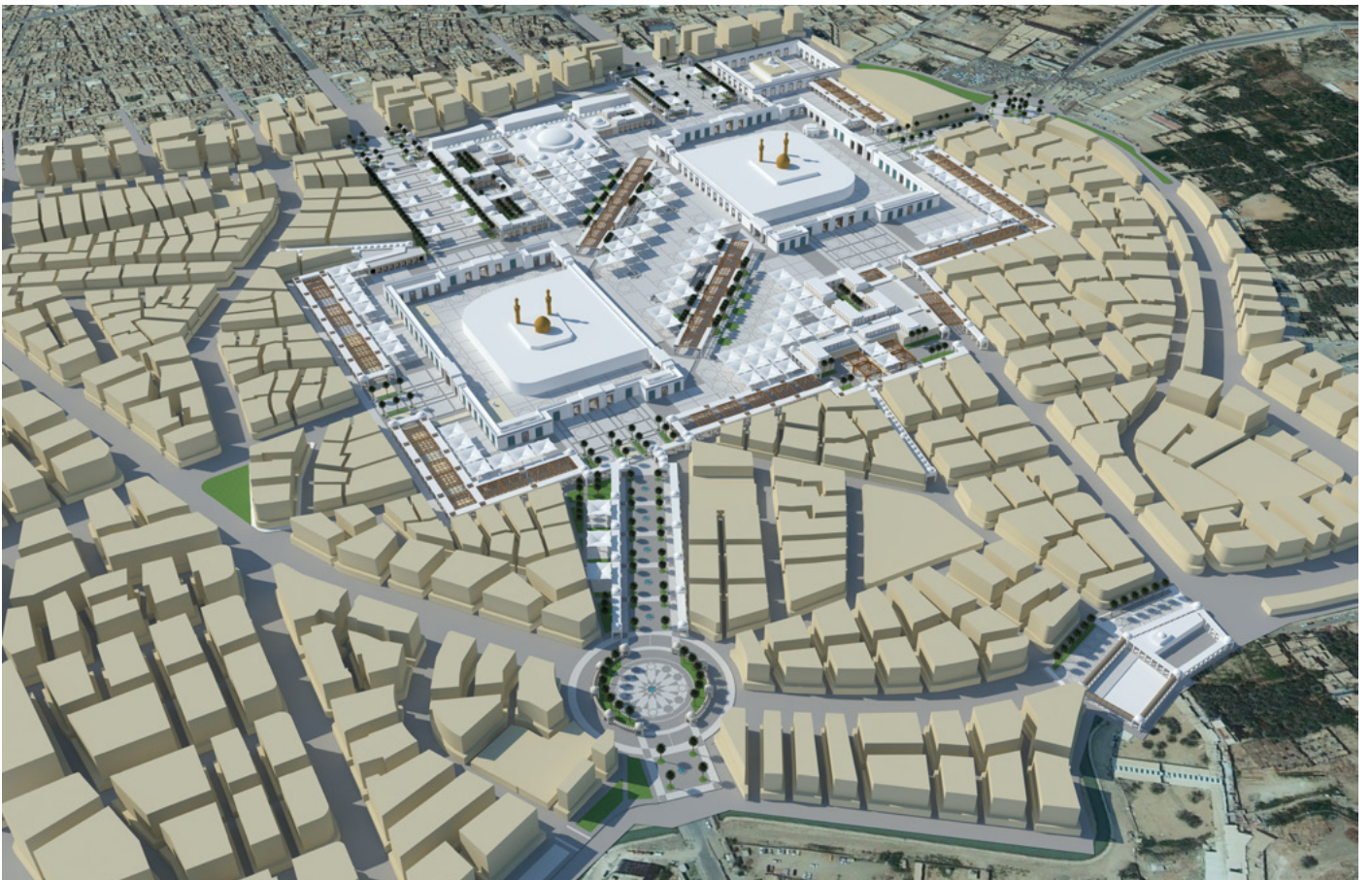
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