Dewan
Architects +
Engineers

Mixed Use Experience

www.dewan-architects.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

1st 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

- Conceptual Design
- Design Development
- BIM/Revit
- Graphic Design
- Data-Driven Design

Engineering

- Structural Engineering
- Mechanical Engineering
- Electrical Engineering
- Civil Engineering
- Architectural Engineering

Master Planning

- Structural & Regional Planning
- Urban Planning
- District Units Planning
- Urban Regeneration & Renewal
- Landscape Design

Interior Design

- Space Planning
- Furniture Schedules
- Signage & Wayfinding
- Art Design

Sustainability

- LEED/ESTIDAMA (APs/PQPs)
- Energy Modeling
- Environmental Impact Studies
- Daylighting Modeling & Analysis

Post Contract

- 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 & 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

Address
Fountain Views

Location	Dubai, UAE
Size	1,000,000 sqm
Client	Emaar Properties
Associates	DP + Atkins

A serviced apartment complex offering stunning views of Burj Khalifa and the Dubai Fountain.

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 featureament 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
Makers District

Location	Abu Dhabi, UAE
Size	Plot V01 - 125,000 sqm
Client	Imkan Properties
Associates	MVRDV, Ramboll

Designed to cultivate culture through residential, hospitality, commercial and retail spaces in a waterfront community.

Makers District is built from a set of relationships shared by the creative people who call it home the people who exchange ideas, inspire and become inspired. Who show, grow and live a life beyond four walls. 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 constantly redefines the way we create, exhibit, live, work and share. It's a testimony to fluid creativity, by being a multi-use events and parking structure that houses pop-up retail stores, makers pods and content created by the world's finest makers.

The Artery
Makers District

Location	Abu Dhabi, UAE
Size	Plot P01 - 129,000 sqm
Client	Imkan Properties
Associates	BIG, Ramboll

Designed to cultivate culture through residential, hospitality, commercial and retail spaces in a waterfront community.

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The Loop
Makers District

Location	Abu Dhabi, UAE
Size	Plot V02,V03 - 45,000 sqm
Client	Imkan Properties
Associates	BIG, Ramboll

Designed to cultivate culture through residential, hospitality, commercial and retail spaces in a waterfront community.

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Dubai Tower Complex

Location	Dubai, UAE
Size	107,000 sqm
Client	Private

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

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.

United Square

Location	Abu Dhabi, UAE
Size	113,625 sqm
Client	International Capital Trading

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

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. 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.`

Fujairah Business Centre

Location	Fujairah, UAE
Size	104,000 sqm
Client	Al Taif Investment

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

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.

Khobar
Mixed Use

Location	Khobar, KSA
Size	400,000 sqm
Client	Al Bayt Real Estate

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

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..

Al Karkh Sports Club

Location	Baghdad, Iraq
Size	141,000 sqm
Client	ASK Group

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

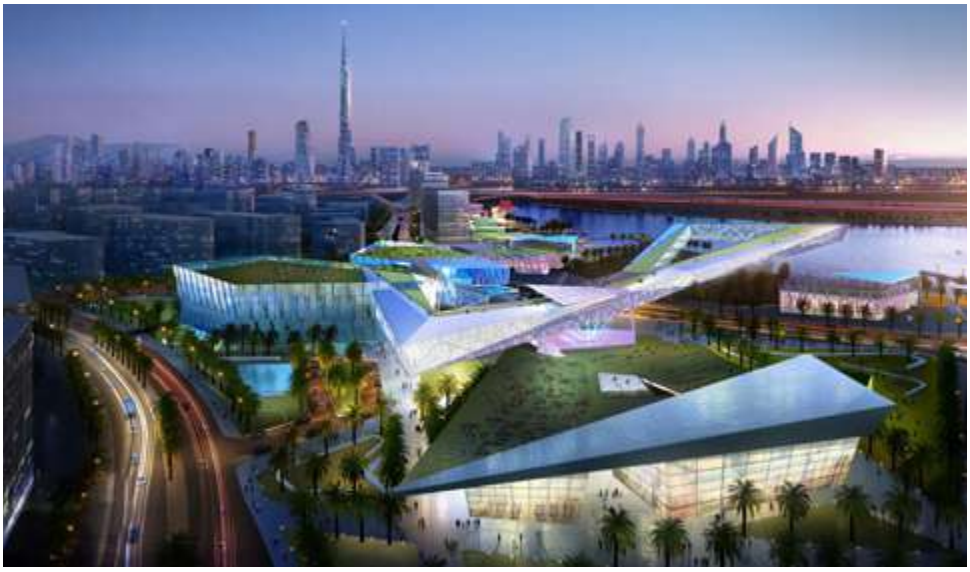
The iconic design of the Al Karkh Sports Club in Baghdad is strongly influenced by two major aspects. First, the dynamic and energetic nature of sports in general. Second, the site's location at the intersection of two prominent streets (Al Zawraa and Al Mansur).The result is both inspiring and imaginative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

D3
Waterfront

Location	Dubai, UAE
Size	1,614,393 Million sqm
Client	Dubai Holding
Associates	5+ Design

A seamless integration of collective gathering places blended with a mix of retail, leisure and entertainment venues.

Interwoven strings of pathways connect various components throughout the site uniting five distinctly organized districts tailored to the diverse needs of various user-groups. The articulation of the armatures and structures along the Waterfront recalls the concept of a necklace as crisscrossing pathways connect restaurants and shops along the waterfront while the hotel forecourts and gateway galleries create a rhythm of precious gems.



Jumeirah Central

Location	Dubai, UAE
Size	4.3 Million sqm
Client	Dubai Holding
Associates	5+design

A global destination that will further Dubai's reputation as one of the most desirable and exciting cities in the world.

The Jumeirah Central district will re-imagine how Dubai grows in the future, providing a truly urban mixed use, transit-oriented development that is enhanced by an animated, walkable public realm. Jumeirah Central has been envisioned as a global destination that will further Dubai's reputation as one of the most desirable and exciting cities in the world. Jumeirah Central was planned to be built on a 47 million square foot site opposite Mall of the Emirates in prime central Dubai, on land originally earmarked for the stalled Mall of the World project.

First Avenue
Mall & Hotel

Location	Dubai, UAE
Size	43,000 sqm
Client	Al Tawfeek Development & Investment

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

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. 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.

Kings Walk
Mall & Hotel

Location	Jeddah, KSA
Size	38,000 sqm
Client	Assaudia Real Estate Development Company

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

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. 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.

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Twin Towers

Location	Dubai, UAE
Size	12,000 sqm
Client	EMAAR
Associates	Nikken Sekkei

This high-end project will provide residents with a luxurious and truly unique living experience.

Uninterrupted panoramic views of the gulf and extensive JBR and Dubai skyline. A total of 466 units are set to be the center of this landmark development which is positioned to become one of the area's most sought after addresses. This high-end project will provide residents with a luxurious and truly unique living experience. This modern marvel possesses alternating vertical and horizontal geometric patterns combined with just the right balance of sold and translucent materials, reflective of a stately concept. Consisting of two residential towers and a retail podium which occupy a prime marina location, this development is an all in one, offering a great mix of elements such as live, shop and play, perfectly fitting into the marina walk water front culture and ambience.

Cayan Cantara

Location	Dubai, UAE
Size	152,000 sqm
Client	Cayan Real Estate Investment & Development
Associates	Nikken Sekkei

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

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

Location	Dubai, UAE
Size	198, 807 sqm
Client	Shuaa Real Estate Development
Associates	NSTUDIO

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

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.

Biltmore Hotel

Location	Dubai, UAE
Size	133,000 sqm
Client	Dubai International Financial Centre

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

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.

Mamsha
Al Saadiyat

Location	Abu Dhabi, UAE
Size	307,000 sqm
Client	Aldar Properties
Associates	RTKL

A lifestyle inspired by the art of the cultural district and charm of the Saadiyat island coastline.

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. Mamsha Al Saadiyat is an exclusive address at the heart of the world's new cultural district. A treasure trove of local, regional and international art and culture that welcomes collectors, connoisseurs and amateurs alike.

Dubai Canal

Location	Dubai, UAE
Size	46,500 sqm
Client	Meraas/Dubai Properties

A 3.2 km long waterway which winds its way to the Arabian Gulf from the Dubai Creek through Business Bay.

A residential mixed-use developments along the Dubai Canal in Safa District. Located along Dubai Canal, the site will be developed into premium residences, positioning itself uniquely as the most premium residential development in the Safa District. The Project shall leverage on the site›s outstanding waterfront location and proximity to one of Dubai's largest green park located at the center of the city. The site is located southwest of the canal, and is approximately 7,462m 2 in area. It is bounded the waterfront promenade in the north and by Safa Park in the south. The site is adjacent to Al Wasl Road/Bridge in the west, and has easy access to Sheikh Zayed Road through Al Hadiqa Road. The development would offer new low to mid-rise apartments with unobstructed view and access to Safa Park and the canal.

Dubai Harbour
Residential

Location	Dubai, UAE
Size	346,000 sqm
Client	Private

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

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.

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