

O/2  
MUDON



CHAPTER A

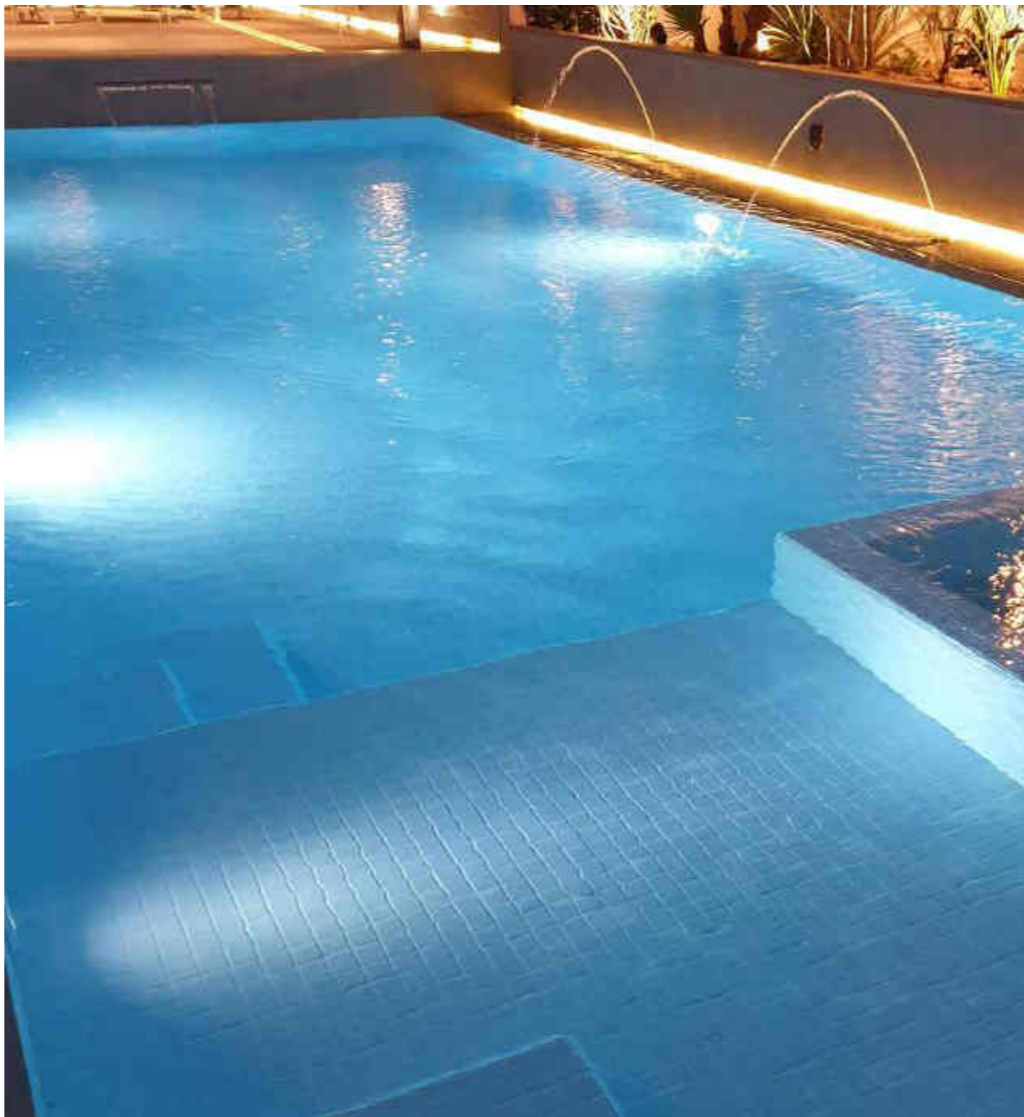
# DESIGN BRIEF AND SITE CONSIDERATIONS

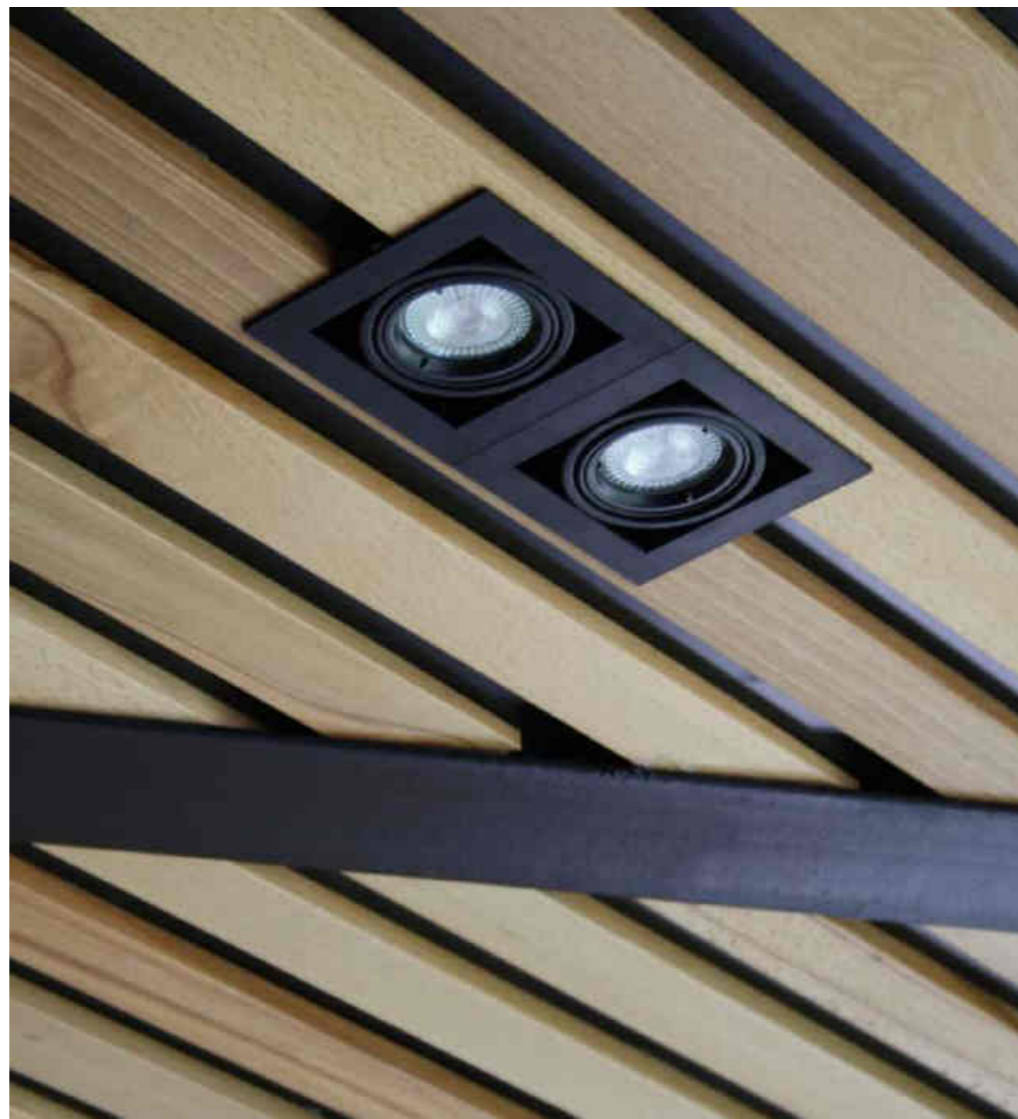
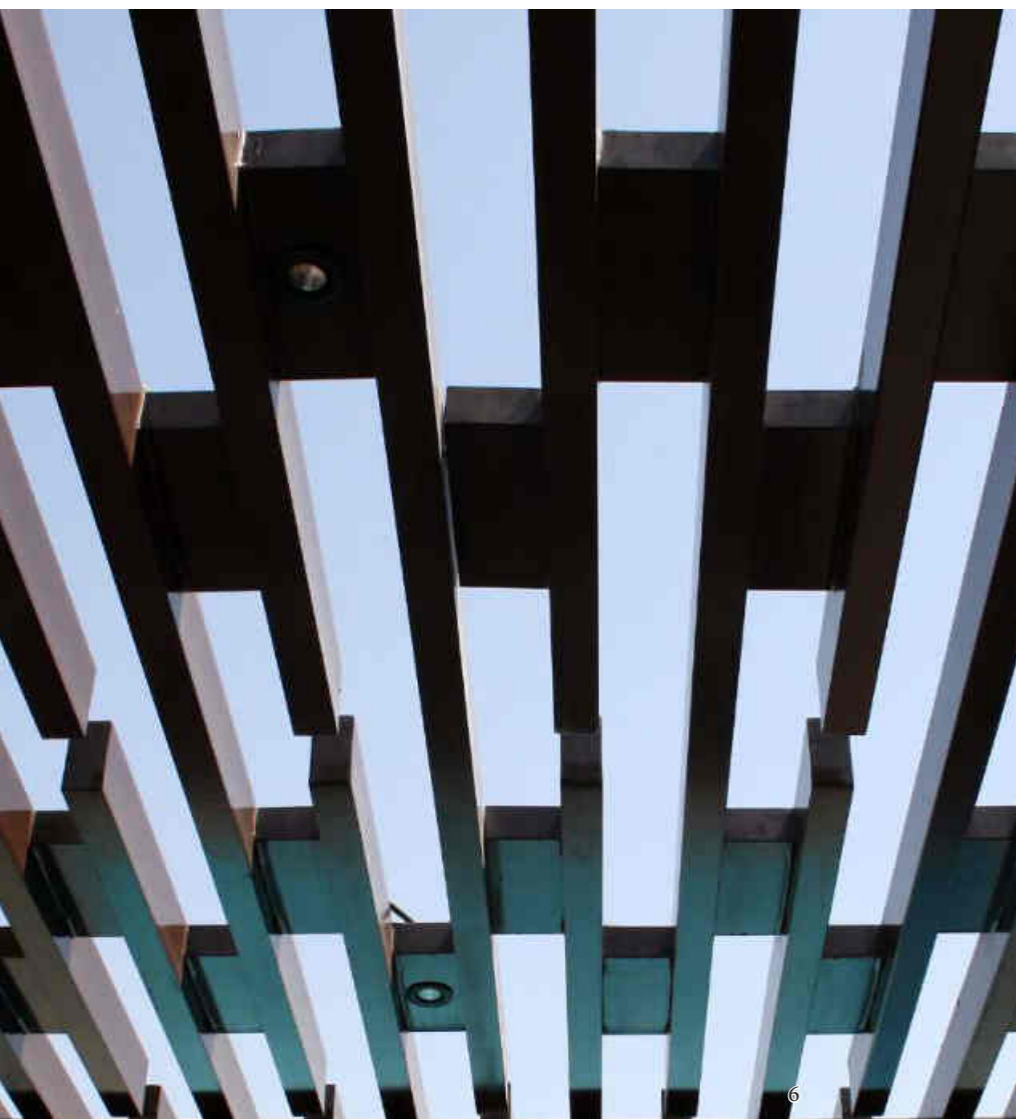
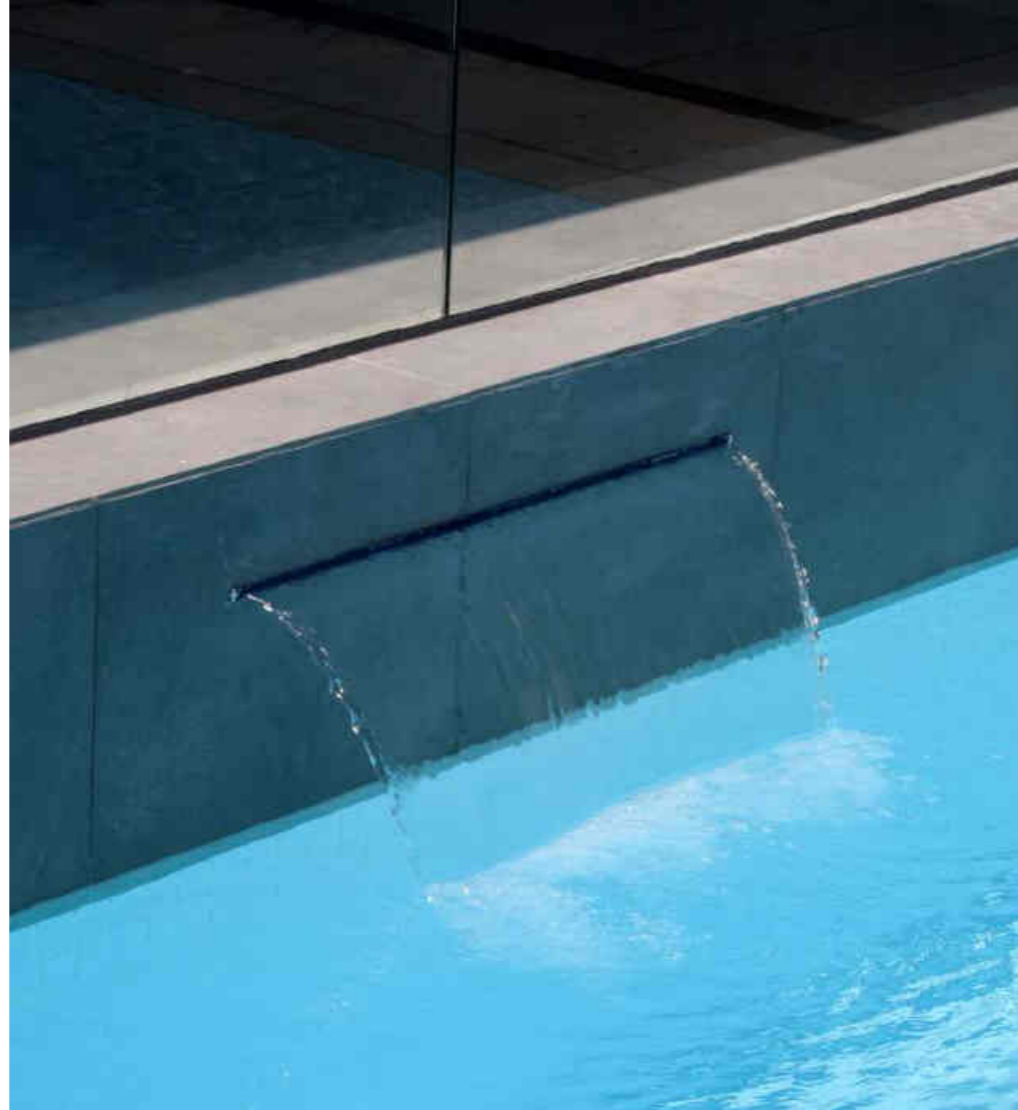
1.BRIEF

The initial design and structure of this project are inspired from the clients/ family lifestyle as well as the current economic situation, Nabil says. A lot of projects during this period have been modified to cater towards the effects of the pandemic situation.

The unique lifestyle of this family allowed for a larger scope of creativity. A family consisting of three young children, husband and wife, and a close net family of brothers, sisters, and Parents/Grandparents, the client’s work-life had changed. The pandemic resulted in them spending more time at home, halted all business travels, and the need to create a harmonious environment whereby everyone’s needs could be met. The set out would function as a workplace/ to cater for family members to get together as well as a place to relax and act as holiday destination at the same time.

The clients brief was very concise, to create zones for Greeting Guests, Work, Play Area for the Kids, Swim/Spa, an Outdoor Dining, and BBQ area overlooking the Pool. The Project was to be fully automated (sound/light/ Wi-Fi) and controlled from the palm of their hands.





## DETAILS

- The architecture to be crisp, clean, efficient in the use of space, and minimal.
- Olive tree to the entrance with a water feature.
- Man cave 45 Sqm, (Incl. Pantry / Bar / TV / Games Area / Office / Storage).
- Children's play area on the front of the man cave with access to the perimeter of the structure where a garden showcases through the windowpane inside.
- Swimming pool approx. 11m by 4.75 m/Jacuzzi and bathing area.
- Spa with an outdoor shower, toilet, and changing area.
- BBQ and seating area for 10 to 15 people elevated to look over the pool.
- Pergola, see-through for light, with a retractable shade that is waterproof for the rainy days and shade for the summer days.
- An automated/wireless lighting system as well as a sound system for the whole house (in/out)/Garden / Man Cave + Security Cameras to the surrounding property.
- Keep existing surrounding planting / trees and add a larger variety of plants and trees to make it more exotic.
- Terrace to back extended to create more seating area on front of the pool.
- Repaint the whole villa from the outside.
- Estimated fees and build between 1 – 1.5 Million AED equal to 200 to 250 sterling pounds.
- Execution and Timeframe 3 to 4 months and design time, 2 weeks.

## LIMITATIONS & CONSTRAINTS

- The family was living on the premises during the interior and exterior workmanship of the project. Workers were constantly moving around at all times inside and outside so the management had to be done very carefully with a lot of care taken.
- Working with sub-contractors and coordinating all the disciplines.
- Pool excavation and civil works happening at the same time was very difficult as there was only one double door entry and exit, so waste material and excess soil needed to be taken from the site numerous times.
- Breaking the existing boundary planter box wall as it was taking up too much space. Erecting a more efficient space-saving planter box wall, waterproofing it, and adding all the necessary details while keeping all foliage alive.
- Catering to additions and variations throughout the project and coordinating all disciplines.
- Relocating the Phone data chamber with optical fibers located where the entrance water feature was proposed. (A very delicate operation).

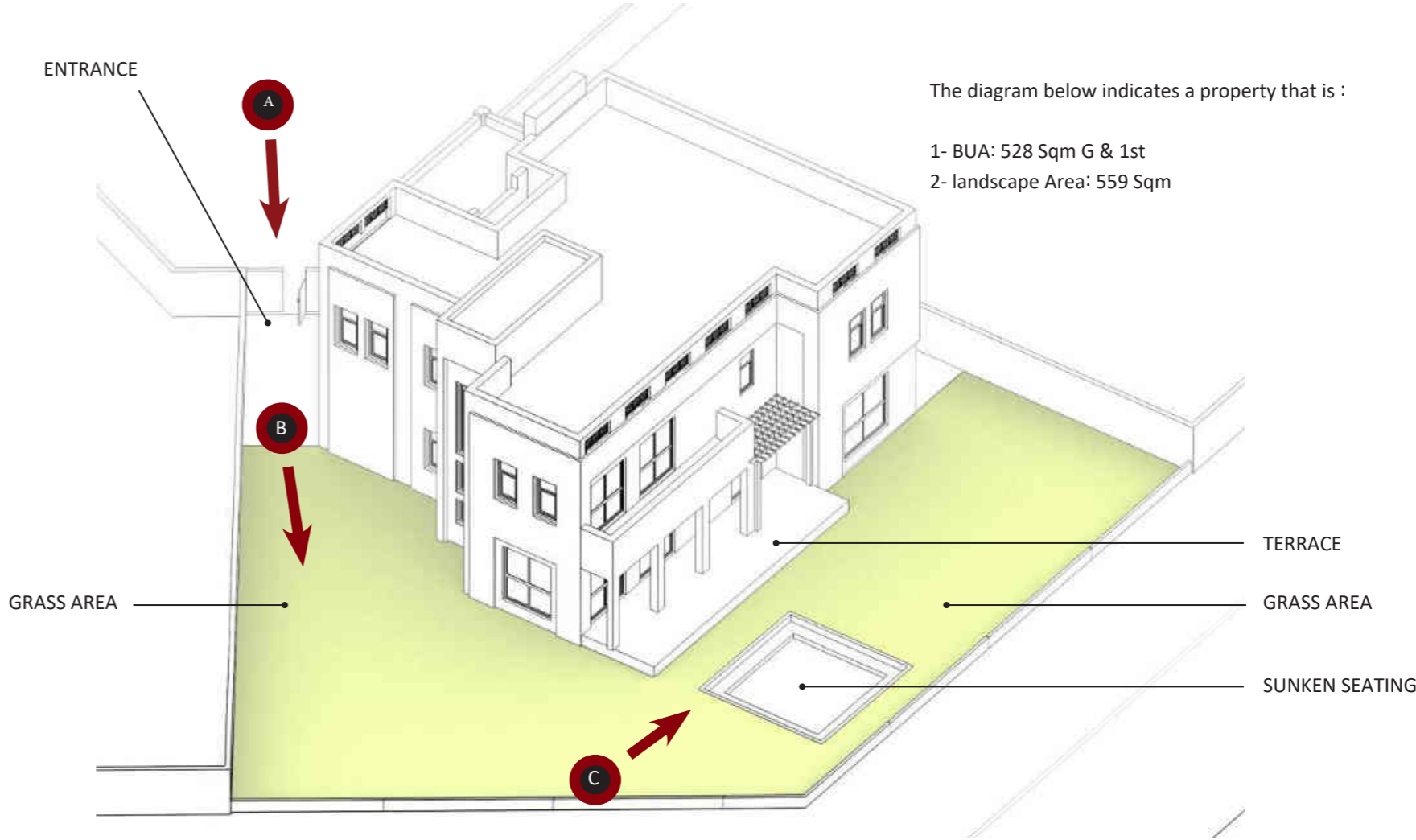
**SITE PRIOR  
TO COMMENCEMENT**

As referenced through images on this page the site was bare, a canvas that would be stripped back and built up to give space its true meaning for this family.

It would cater to their needs, designed for purpose, and function in the most efficient manner to match the clients brief.

We were able to manipulate aesthetics by modifying levels, space, materials and lighting to enhance the user’s experience.

We focused on efficiency and optimizing use of space.



A - Existing Entrance



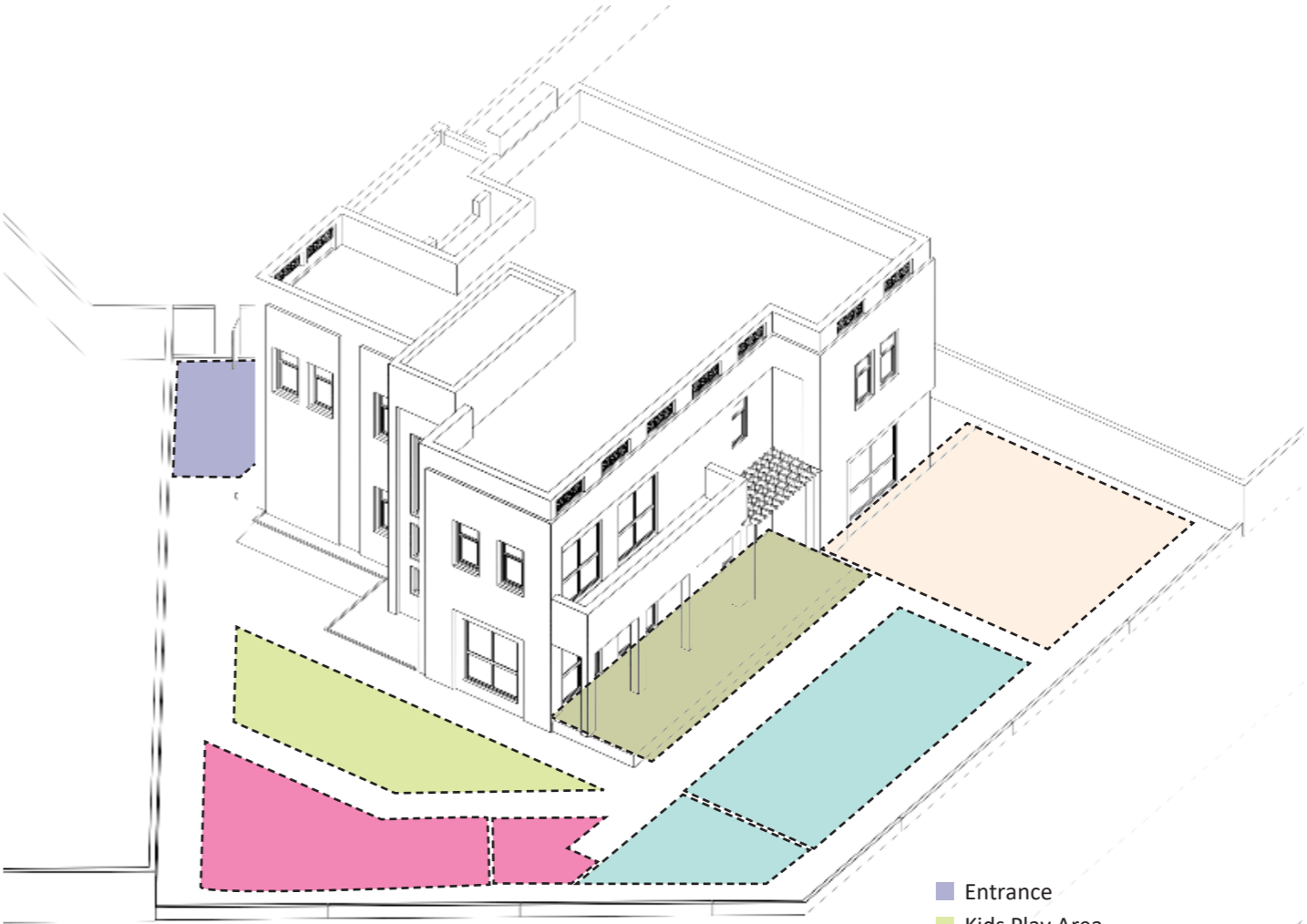
B- Existing Side



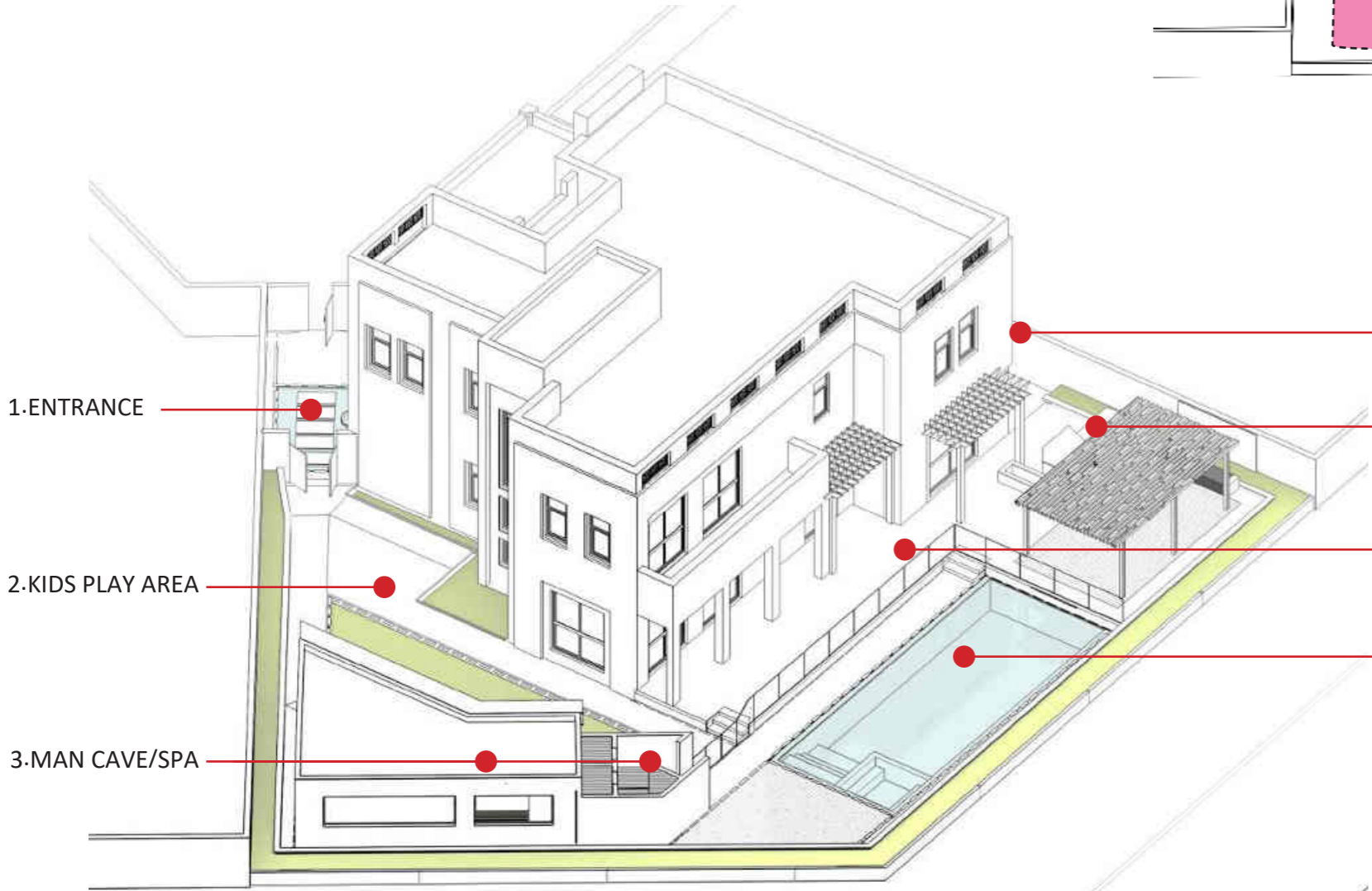
C- Existing Back

2. CONCEPT DESIGN STORY

The initial exercise comprised of space planning whereby we could optimize efficiency for each space. We then looked at the efficiency of how the spaces were going to be used and the interconnectivity of those spaces to each other. Safety was a very important aspect for the client as they have three young children under the age of ten. Glass barriers with barrier doors were placed to prevent access to pool areas unsupervised. The final stage was to create a precedent study and a design concept that met the clients brief.



- Entrance
- Kids Play Area
- Man Cave/Spa
- Pool/Jacuzzi/Bathing
- Extended Terrace to Villa
- BBQ/Dining Area



- 7.BACK OF HOUSE
- 6.BBQ/DINING AREA
- 5.TERRACE
- 4.POOL/JACUZZI/BATHING

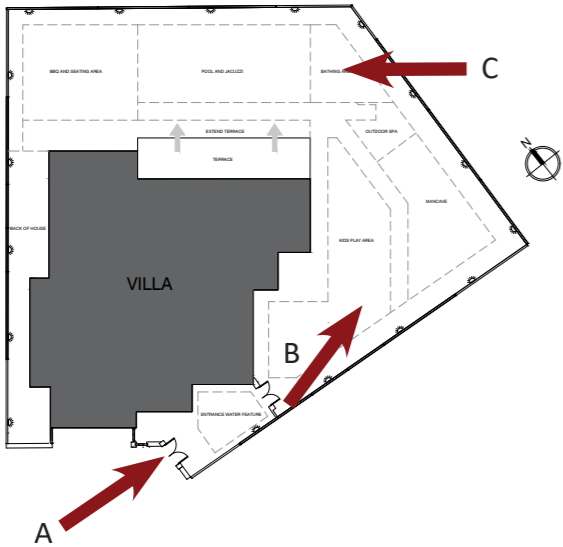
The space is divided up into seven zones:

- 1. Entrance
- 2. Kids Play Area
- 3. Man Cave/Spa
- 4. Pool/Jacuzzi/Bathing
- 5. Extended Terrace to Villa
- 6. BBQ/Dining Area
- 7. Back of House

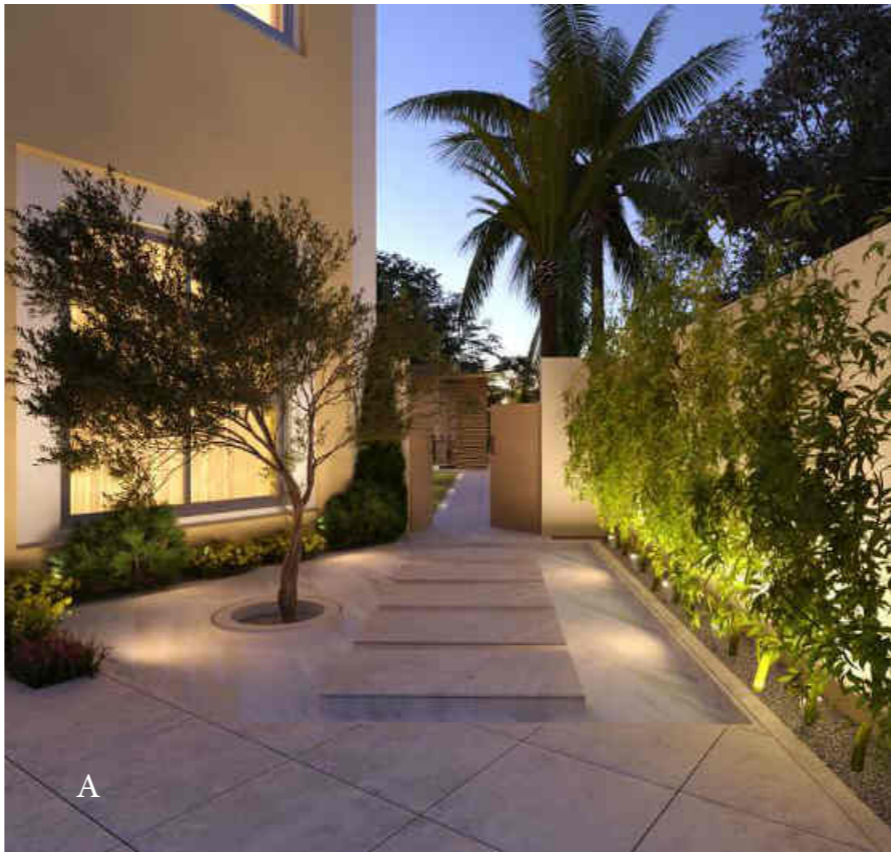
CGI/RENDERINGS  
OF CONCEPT

The Overall theme concept is clean, minimal, a maximum of five different materials and colors to keep the look and feel constant through out.

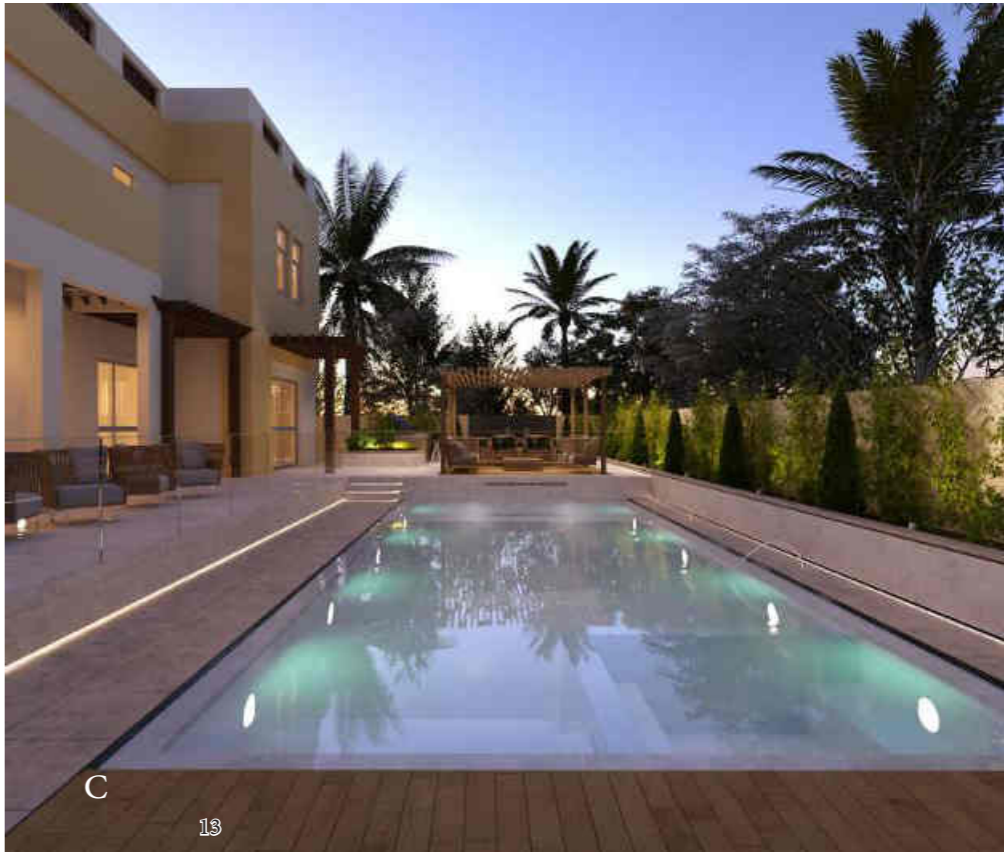
Lighting would play a large role in the ambiance at night turning a day time elegant garden in to an evening oasis. A constant low level perimeter light will wrap the seven divided spaces to make it one.



B



A



C

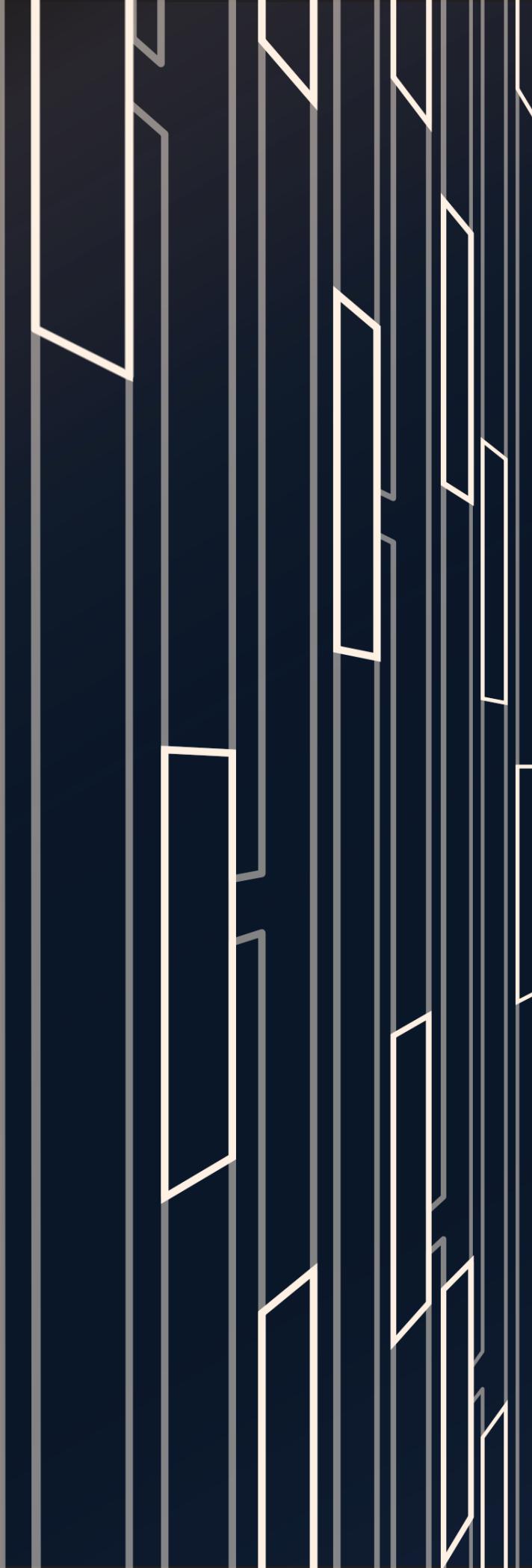


CGI-ARIEL FRONT VIEW  
NORTH VIEW

*The best client is the client that appreciates design  
understands time, and knows what he/she wants*

CGI-ARIEL BACK VIEW  
SOUTH VIEW

*An ambitious project is one that contains all the elements that  
brings the whole teams experience and expertise in to play*



CHAPTER B  
SITE LAYOUT



## 1- SITE & PLANS

Rahat is referred to as phase 1 of Mudon. A gated Real Estate by Dubai Properties, Dubai/UAE. Mudon community is one of the most revered residential real estates in 'New Dubai'. Rahat offers a peaceful and private lifestyle as well as engaging outdoor activities. It is an ideal residential area for professionals, families and pet-owners.

Conclusion:

- Launched in 2013 as the first phase of Mudon
- A family-based suburban area that features 3-bed,4-bed and 5-bed villas.
- Several shared amenities such as sports venues, pools and parks.
- A short drive away from the highway roads
- Green surroundings of landscaped parks
- Arabic-themed designs of the houses
- Multiple streets that connect to the main access road



# REQUIREMENT OF STRUCTURES

The Project Contains a:

## Man-Cave

This is the center of the project and is pivotal to the arrangement and architecture of the whole project. The Man cave/Spa was created for the work-at-home parent as a result of the Covid Pandemic. The Man Cave / Spa was created to allow the homeowners to work from home and at the same time enjoy the amenities that came along with the rest of the design whilst also the ability to keep an eye on the movement of the kids. The client believes that the landscape of a home is as important as living in the home hence why the clients chose to invest heavily in the beautiful aesthetic component of their garden.

## Pool

It's an overflow feature pool with hydrotherapy jets, water curtain, and nozzles, Year-round temp control with an additional heater for the hydro pool. It works on a salt chlorine generator system which produces the best form of chlorine, fully Integrated control panel with timers for filtration, lights and remote control for hydro jets. It's a preformed type tiled pool, and has a filtration system for clear sparkling water. It consists of a waterfall feature and two perimeter water fountains.

## BBQ Area

A one-piece Marble slab structure (3m in length and 1-meter depth) with storage underneath. It has a stainless steel BBQ pit as well as a lighting system/sink and stainless steel smoke extract feature. It sits adjacent to the raised terrace overlooking the pool which makes for an enjoyable experience at all times of the day.





CHAPTER C

## APPEARANCE AND FINISH



## CGI-ENTRANCE VIEW

This project is all about playing with the elements of life to tell a story and inject as much positive energy into this family's life.

**Water:** To represent life

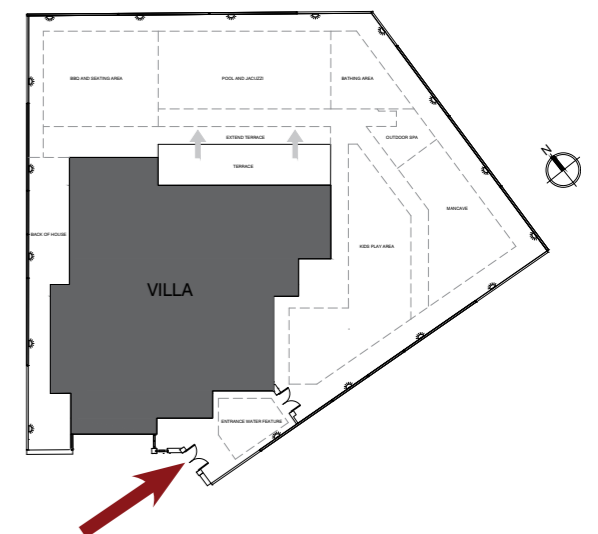
**Bamboo Plants:** To represent strength, fast growth and resilience.

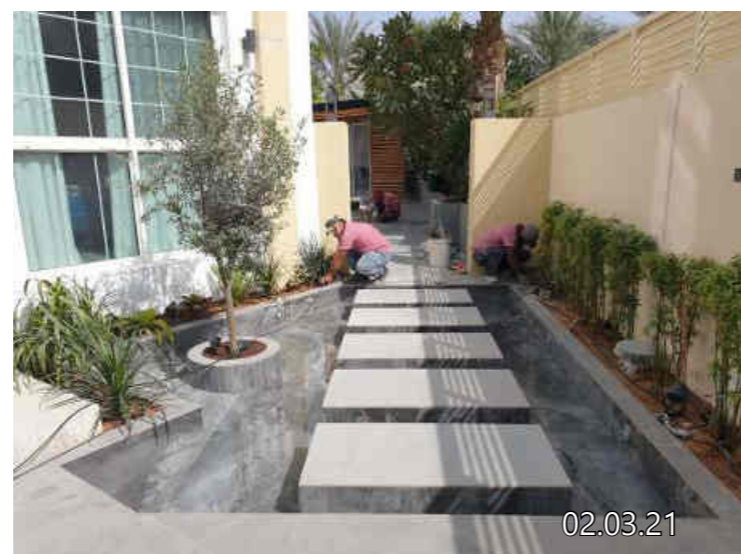
**Olive Tree:** A symbol of peace, wisdom, fertility, prosperity, health, luck, victory, stability and tranquility.

**Wood:** To be grounded.

**Light:** It is the spiritual and the divine, it is illumination and intelligence.

**Stepping Stones:** A means of progress or advancement.

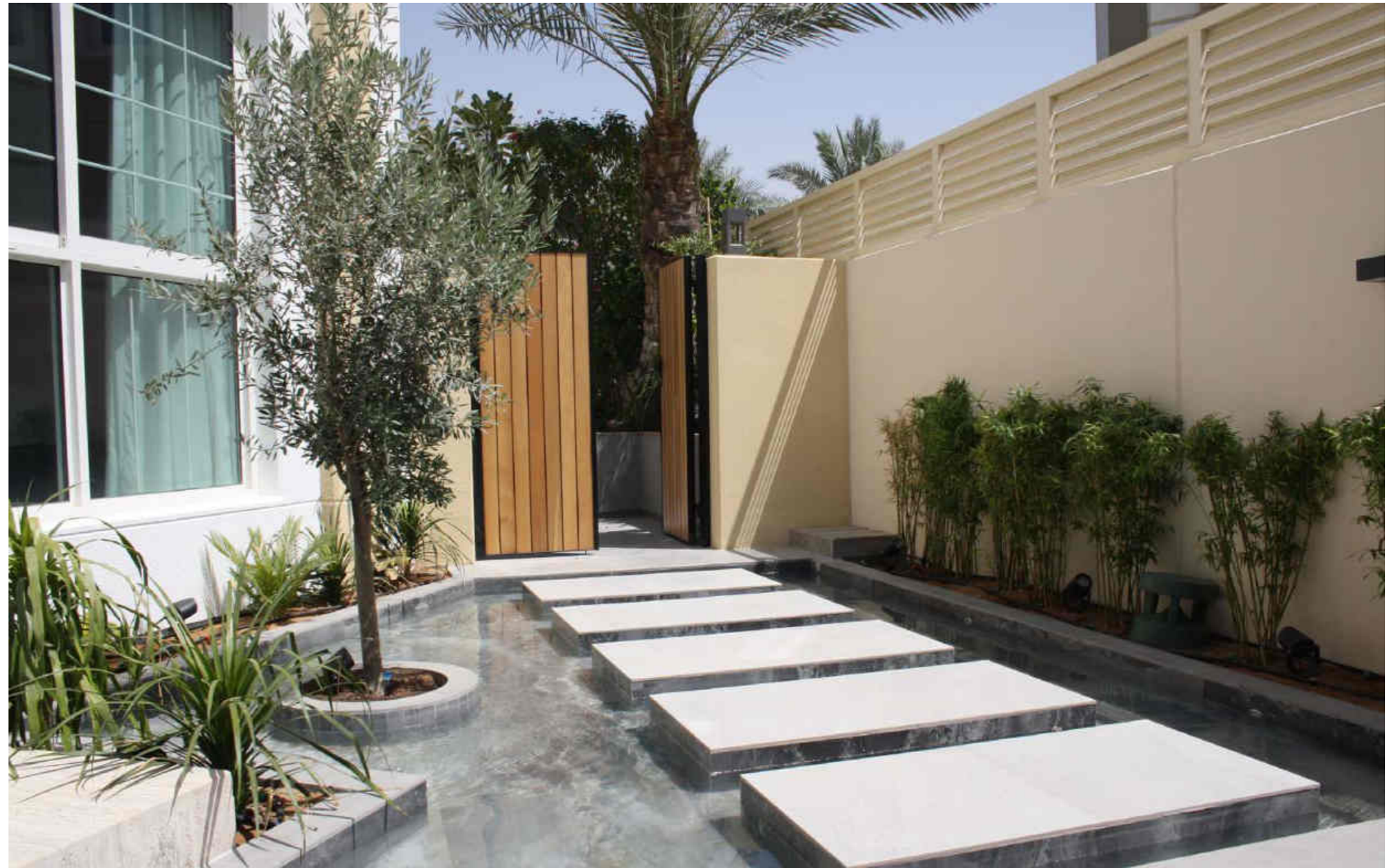




## ENTRANCE TIMELAPSE

The Entrance was the last zone to be completed. The site has one entrance and exit, everything went through here except for the swimming pool.

As mentioned previously in the difficulties of this project that we had to move a telecom chamber located behind the tree below ground level in image one to the corner of the entrance; behind the viewpoint of the camera to the right corner. This proved to be a challenge and was considered a very delicate operation. Everything else was straightforward.



## DAYTIME FINISHED PHOTOS OF ENTRANCE

As a team the entrance came out exactly to our expectations, the marble effect of the floor beneath the water in contrast to the solid textured grey tiles to the stepping stone accentuated the whole feature. All elements came together to bring about a magical entrance to this wonderful project. As time passes the bamboo plants will blossom and dress the naked wall behind it to match the exact intent in the renders.

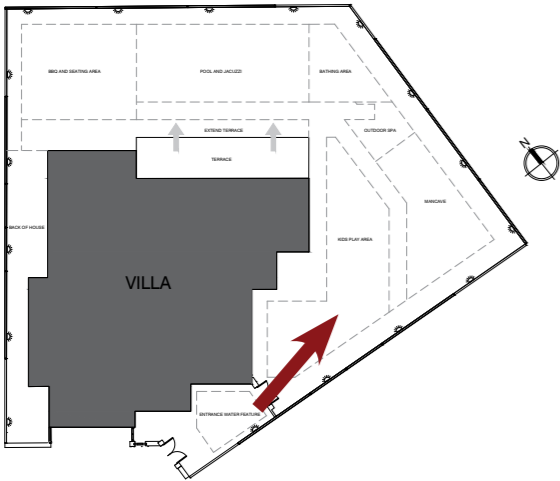
CGI - MAN-CAVE VIEW

The Structure that holds all the wireless systems that allow the home both internally and externally to operate from a wireless standpoint from the palm of your hand. It controls the sound systems to all zones in and out of the home, it controls the lighting moods in and around the whole garden, the security cameras around the villa, and it controls the entertainment aspect, TV, etc.

The Man cave is fitted out with a pantry equipped with a fridge, sink ,ample cabinet/drawer storage and an island bar housing the Gardens distribution board and Sono’s wireless entertainment systems for the whole outdoor wireless experience

The Opposite wall caters to the office desk, storage, and TV. The Ceiling lights are zero to one hundred programmed to dim for an enhanced cinema experience.

The bi-folding doors open completely to give an undisturbed view of the garden and a continuation of internal/external space. Finally the tropical garden window inside acts as an art piece at night allowing the client to have their private tropical garden lit up whilst in the man cave.





## MAN-CAVE TIMELAPSE

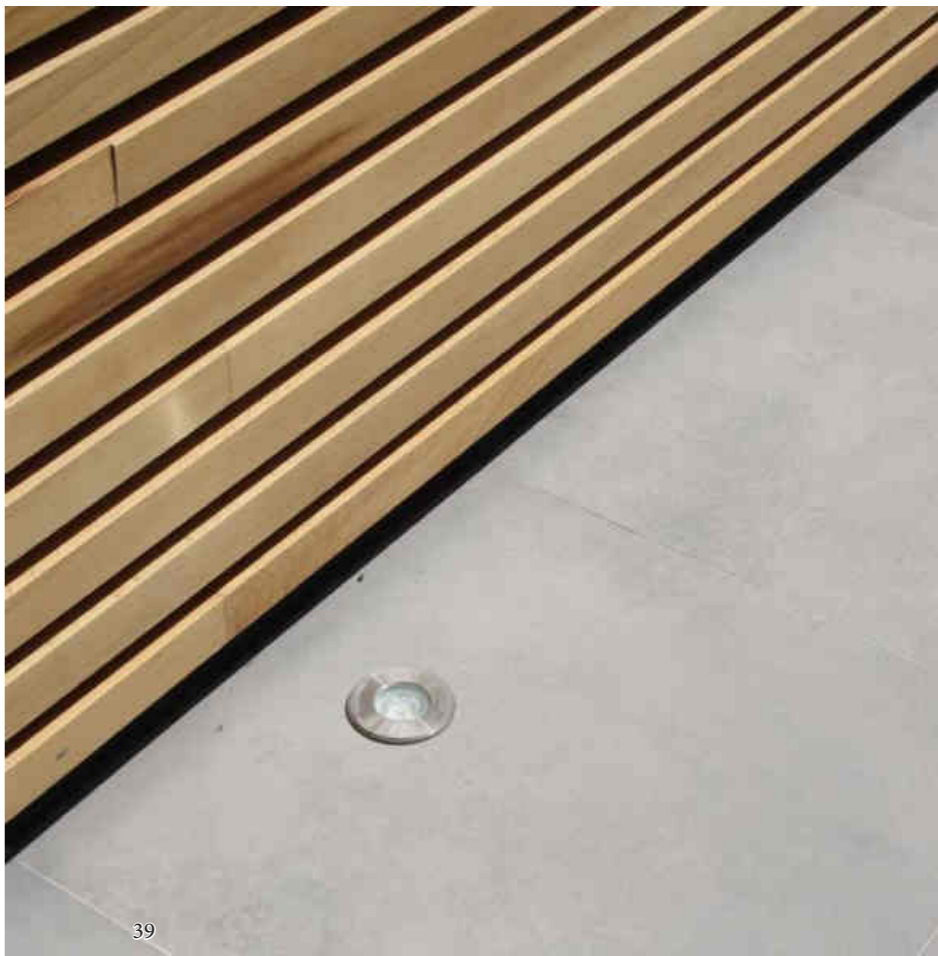
A mix of concrete, rebar, metal beams structure, sandwich paneled roof, and insulated flooring, this structure was truly a labor of love. It came together beautifully and in honest fact, the true rendition blew our expectations beyond what the render showed, we couldn't be happier with the outcome.

*A Place to be alone, to indulge in hobbies  
Work and to hang out with friends and family*

*DAYTIME - FINISHED PHOTO OF MAN-CAVE*

**DAYTIME  
FINISHED PHOTOS OF  
MAN-CAVE**

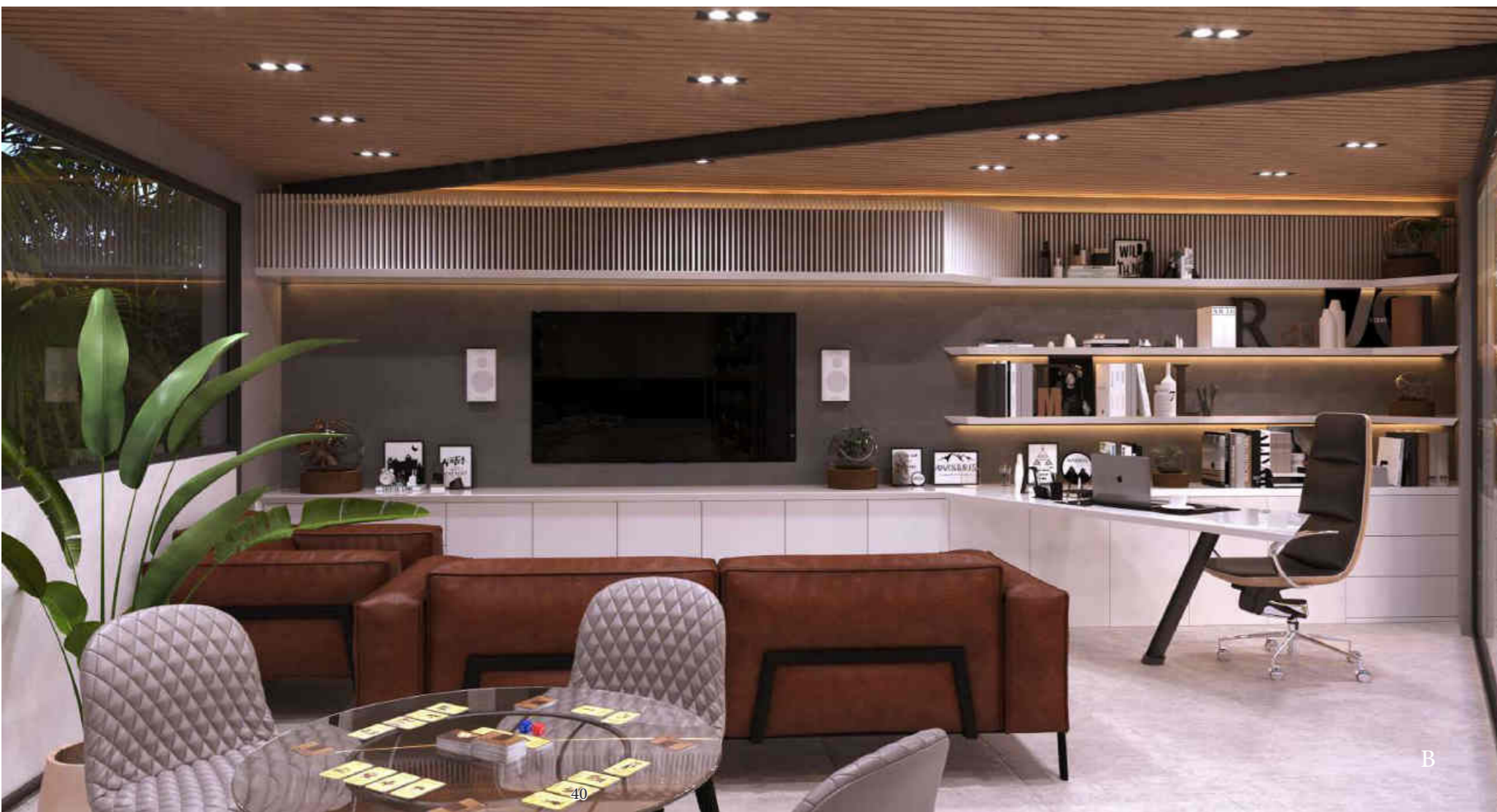
As different as this contemporary structure may be to the villa and its surroundings the use of natural materials such as wood cuts up the boldness of the structure and infuses its presence perfectly with the surrounding garden. The strong black frame lines of the canopy, bi-folding doors, and parapet give a stark contrast to the greens and browns cutting up the landscape to act as a pillar of beauty.





## CGI - MAN-CAVE INTERIOR PANTRY / BAR VIEW

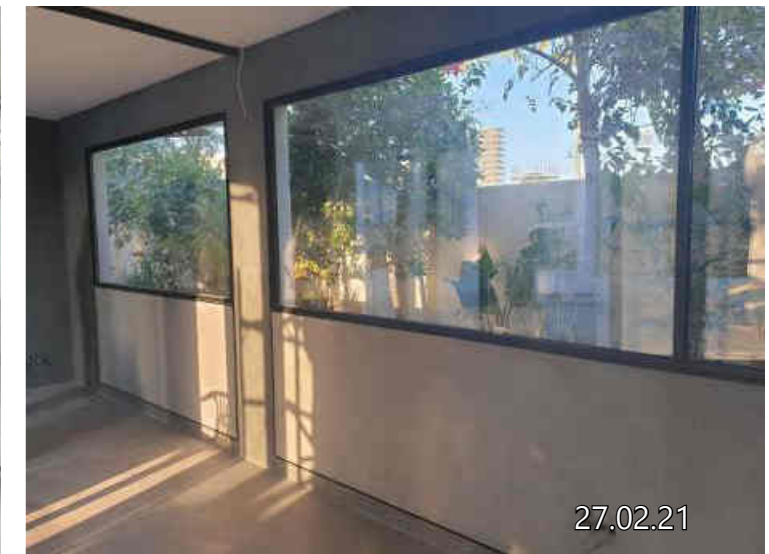
The interiors are to be in keeping with the facade and give the notion that nature also runs inside of the Man Cave. The wall units as well as the ceiling and bar continue the theme allowing the AC unit to be smartly hidden behind the top wall units allowing the cool air to pass through the vertical groove openings.



## CGI - MAN-CAVE INTERIOR TV / OFFICE VIEW

The TV / Office wall is designed to be efficient in space and give maximum freedom to furnish as well as move around. The office desk is set adjacent to the TV wall to make use of the dead corner. The top linear unit makes way for the AC to be hidden and function blowing air through the vertical grooves.





## MAN-CAVE INTERIORS TIMELAPSE

The transformation of the man cave was the most profound element to visually experience amongst all zones and that is because it was a brand new structure. "The creation of space is something I will always be amazed by" says Nabil. The ability to forecast the final visual masterpiece and meet both parties' expectations is truly a grandiose achievement.

**DAYTIME**  
FINISHED PHOTOS OF  
MAN-CAVE INTERIORS

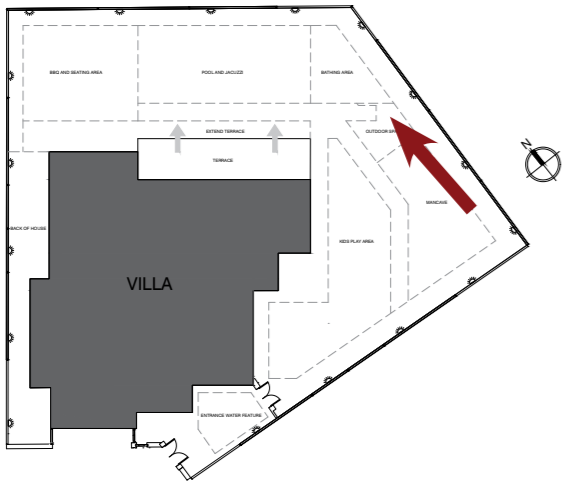
The interior boasts so much detail:

- 1- The wooden ceiling.
- 2- White contrasting custom fixed furniture.
- 3- Exposed matt black beams.
- 4- Grey polished cement finished walls.
- 5- Black framed bi-folding doors / window.



**CGI - OUTDOOR  
SHOWER / SPA**

The aim is to encompass a modern tropical theme throughout the project. Space was limited for the shower / toilet / and changing area so open sky ceiling and white polished plaster walls were a good way to allow the space to breathe and seem larger than it was. Accent lighting and wooden strips allowed the use of shadows and light to play and add to space both during the day and at night time.





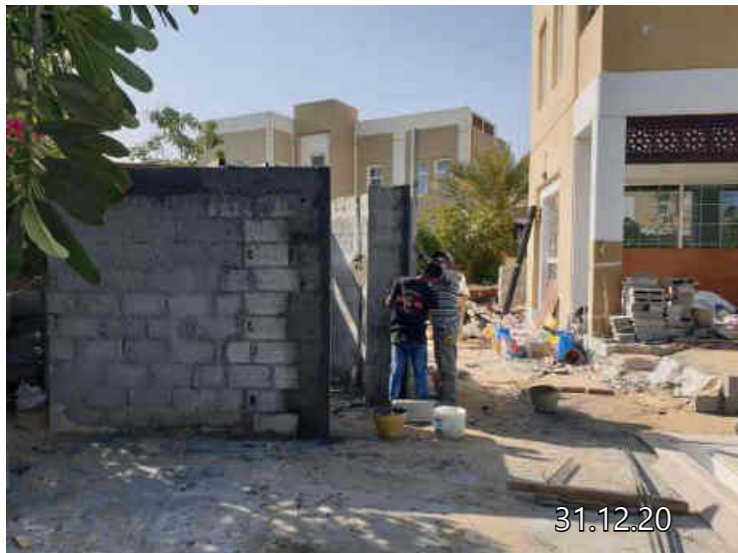
15.11.20



16.12.20



16.12.20



31.12.20



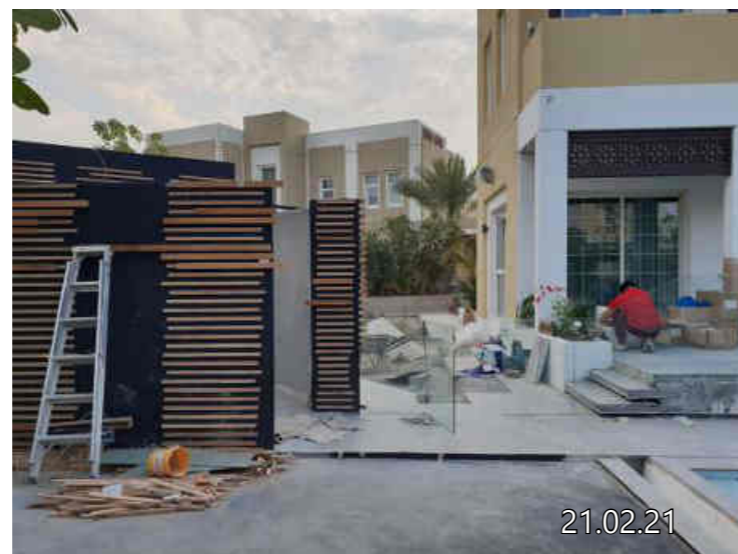
28.01.21



06.02.21



09.02.21



21.02.21



27.02.21

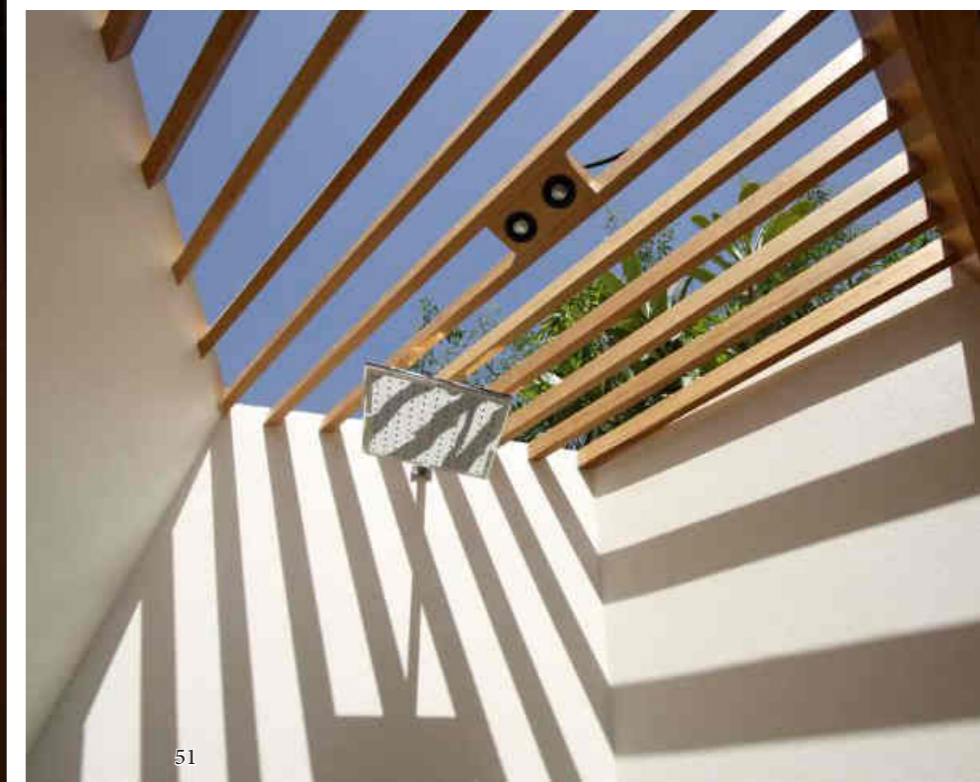
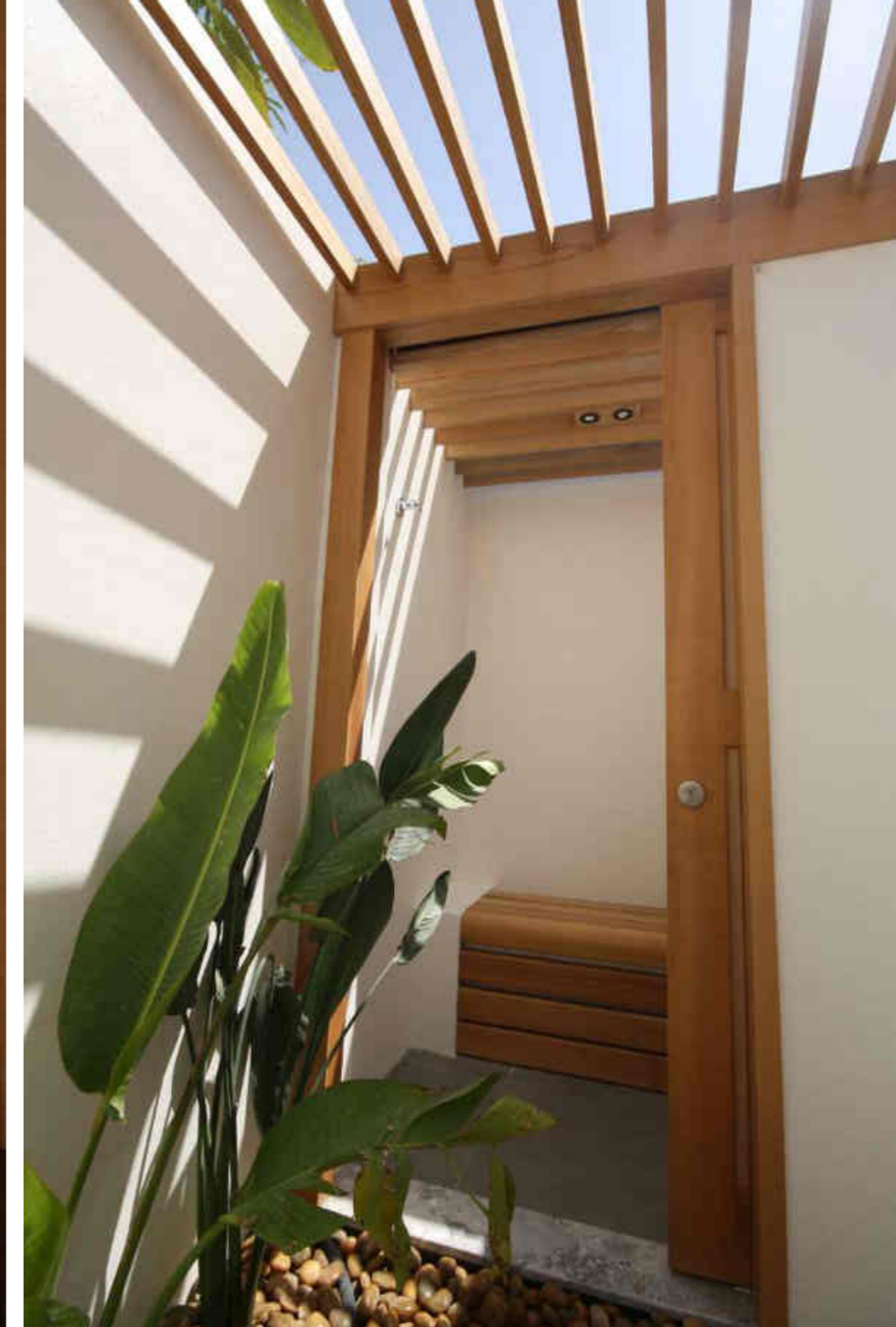
## SPA TIMELAPSE

Construction to this part of the project took relatively a short period of time, but because of the alignment of the spa structure and its relationship to the tiling on the floor to the terrace and pool area a lot of coordination went on. The timing was a critical factor as well as patience being important. The interior of this area was one of the last items to be completed in this project.



## DAYTIME FINISHED PHOTOS OF SPA

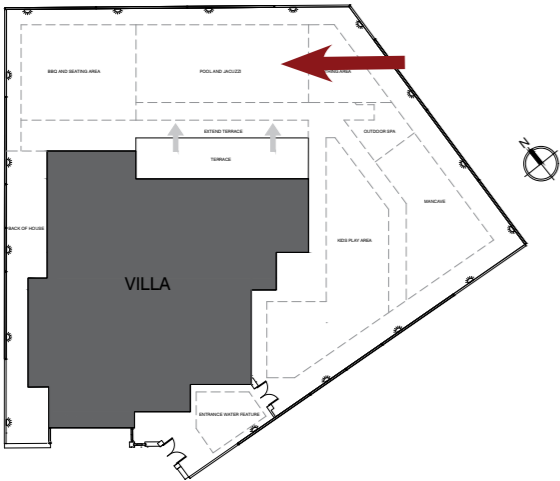
The earthy elements of wood / water / plants / open sky rain shower / and shadows were all equally important for this spa. The white polished plaster walls were done on purpose to be a world away from the usual, all over a sudden you were in Greece where white plaster walls paint the island hilltops contrasting with the amazing blue sky and green foliage and of course, the rain showers mimic the waterfalls from the hilltops. The spa consists of an open-air shower / toilet and changing room.

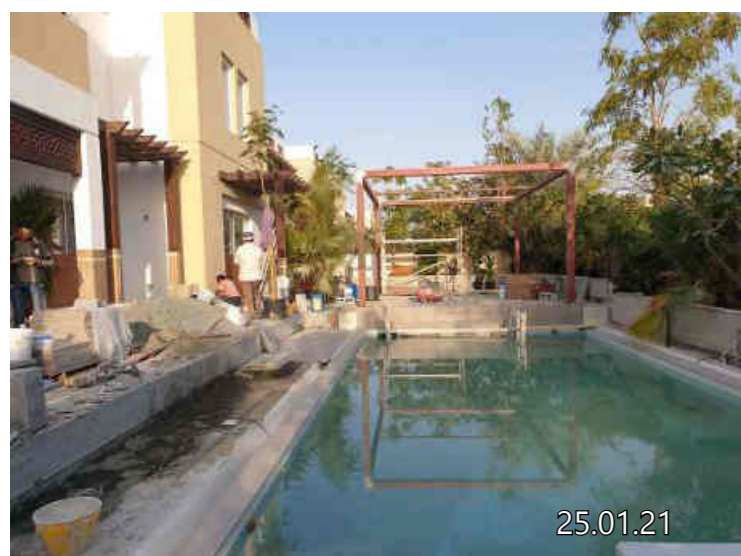


**CGI - OUTDOOR**  
**POOL / JACUZZI / BATHING**  
**TERRACE AREA**

Both the pool and Jacuzzi sit approximately eleven meters by four meters with corner steps taking you to a one and half meter depth in the deep end. The pool sits adjacent to two raised terraces that are interconnected making the pool a focal feature to the back of the house.

The BBQ area and pergola sit to the rear end opposite to the bathing area. Access to the terrace areas from the pool are divided by a protective glass partition. There are two access points both with a floating stair concept. Again lighting plays an important role in these zones connecting space and enhancing the overall feel and experience.





## SWIMMING POOL TIMELAPSE

The most challenging aspect of the project due to several constraints; was the excavation of the soil and the removal of waste from site. One entrance/exit point made all other works dependent on the progress of the pool delivery to site. The pool determined the timeline of the whole project and we had to constantly work around it and in harsh conditions till it was fully completed as shown from the photos.

**DAYTIME**  
FINISHED PHOTOS OF POOL  
JACUZZI / BATHING / TERRACE AREA

When you work hard for something; the end product is always worth it when it looks like this. All the time commitments, all the coordination, all the variations, all came together at the end.

From what it was to what it became was a great team effort, the detail of MEP/Civil and Architecture is very clear from the photos.

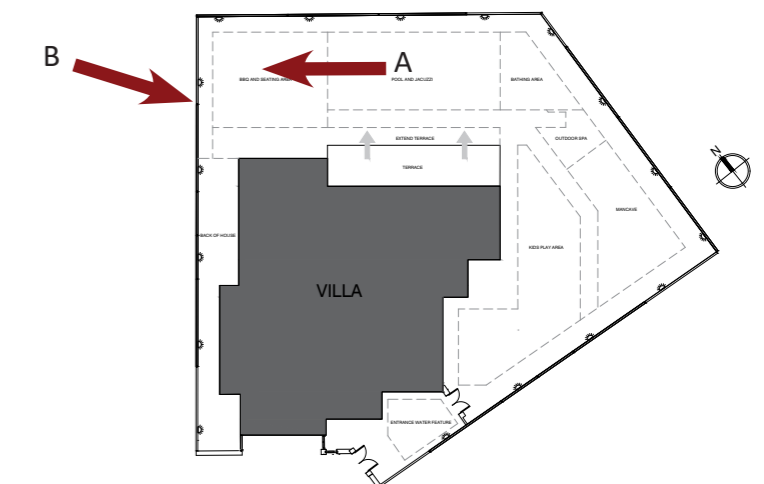
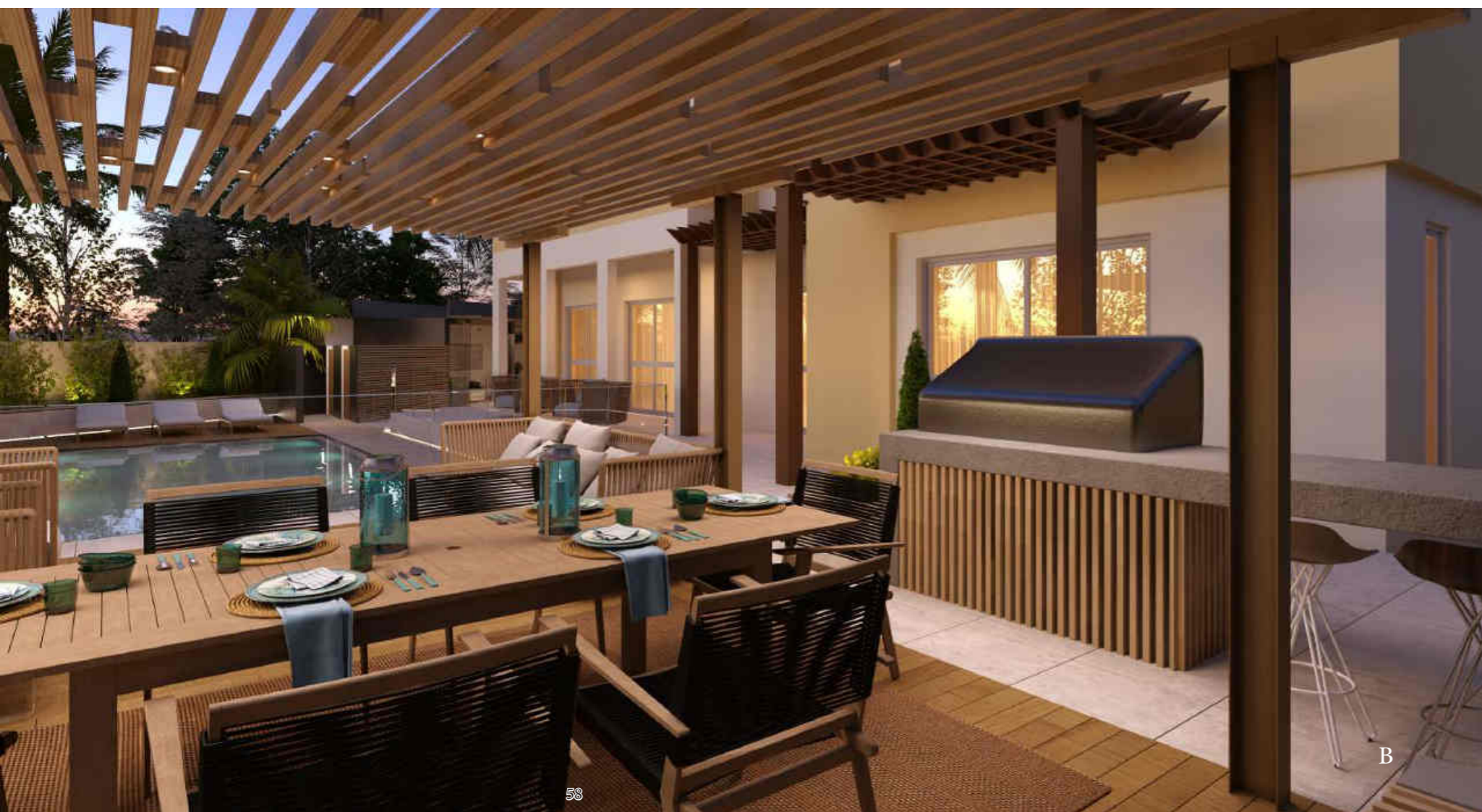




## CGI - OUTDOOR BBQ / PERGOLA AREA

The raised terrace acts as an outdoor living / dining area. Overlooking the pool with a custom made BBQ pit a stone throw away. The area is private and surrounded by tropical plants giving the ambiance of dining amongst nature.

The pergola is designed to block the sun but also give a visual of the sky to give that openness so the space doesn't seem too closed.





15.11.20



17.11.20



21.11.20



29.11.20



30.12.20



04.01.21



16.01.21



17.01.21



17.02.21



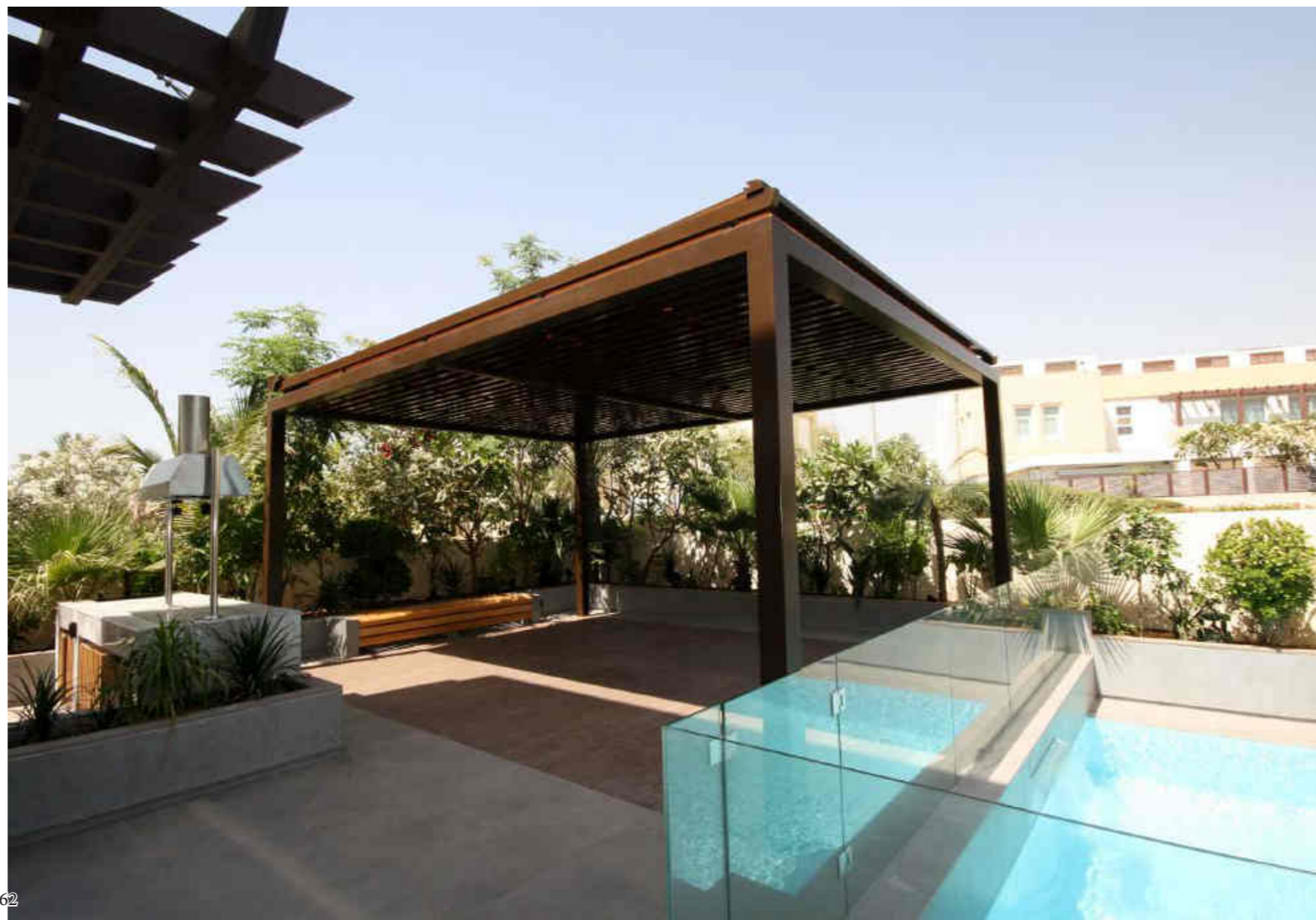
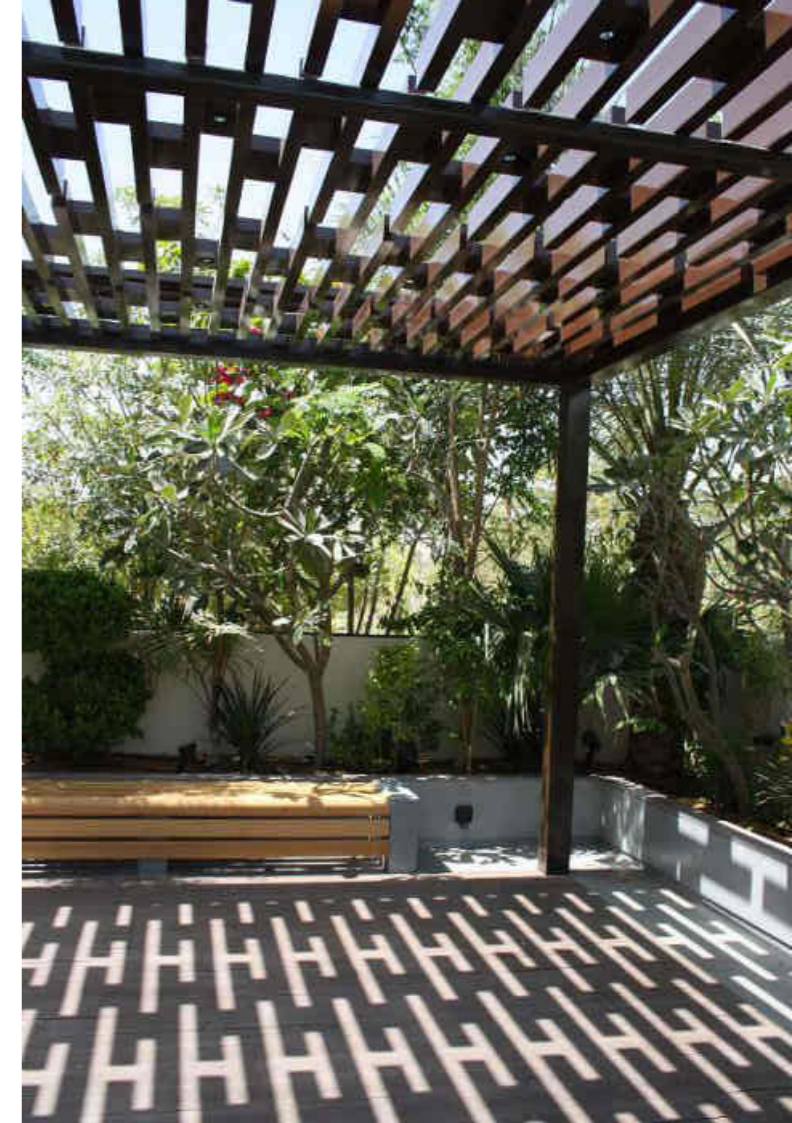
20.02.21

## BBQ/PERGOLA TIMELAPSE

A great amount of work went into this area, firstly we had to build the overflow water tank for the pool, then we had to connect all the pipes of the pool to the control unit to the back of the villa and then we had to level the area and compact it for the finishing's. Once that was completed we could construct the pergola and BBQ as evident in the photos.

## DAYTIME FINISHED PHOTOS OF BBQ AREA

We come to the end of the project, the sixth zone, the BBQ area coupled with the seating terrace overlooking the pool. The minimal structure and use of earth materials blends itself into the surrounding landscape. One would feel such a bulky structure may eat up the space but fortunately the choice of finishes balanced the overall look and feel.



## DAYTIME FINISHED PHOTOS OF PERGOLA & DINING AREA

A tranquil setting to entertain family / friends / & guests. During the summer months in Dubai the temperature during the day can become quite hot.

We were able to fit the pergola with an automatic sliding shade so during high temperature the shade acts as a cooling ground for those dining or entertaining outside during the day. It is also waterproof so will prevent any rain from penetrating though during the torrential down pours we get in Dubai during the winter seasons.

When the temperature is just right the pergola allows light to pour through reflecting is pattern by way of shade on to the floor enhancing the design and architecture of the space.

**ORIGINAL / INNOVATIVE PRACTICAL /  
USEFUL / UNIQUE FEATURES**

The landscape Architecture was mindfully created to allow for a dreamy experience whereby one would feel to be in a different world to that of the villa structure. The contrast somehow works to serve the property as a unique whole. The arabesque modern touch to the villa with the contemporary minimal touch of the garden brings two worlds together in harmony during the daytime as well as the nighttime. There are several practical and useful features throughout.

The extended terrace to the back allows the family to seat all together to appreciate the swimming pool and not worry about space constraints.

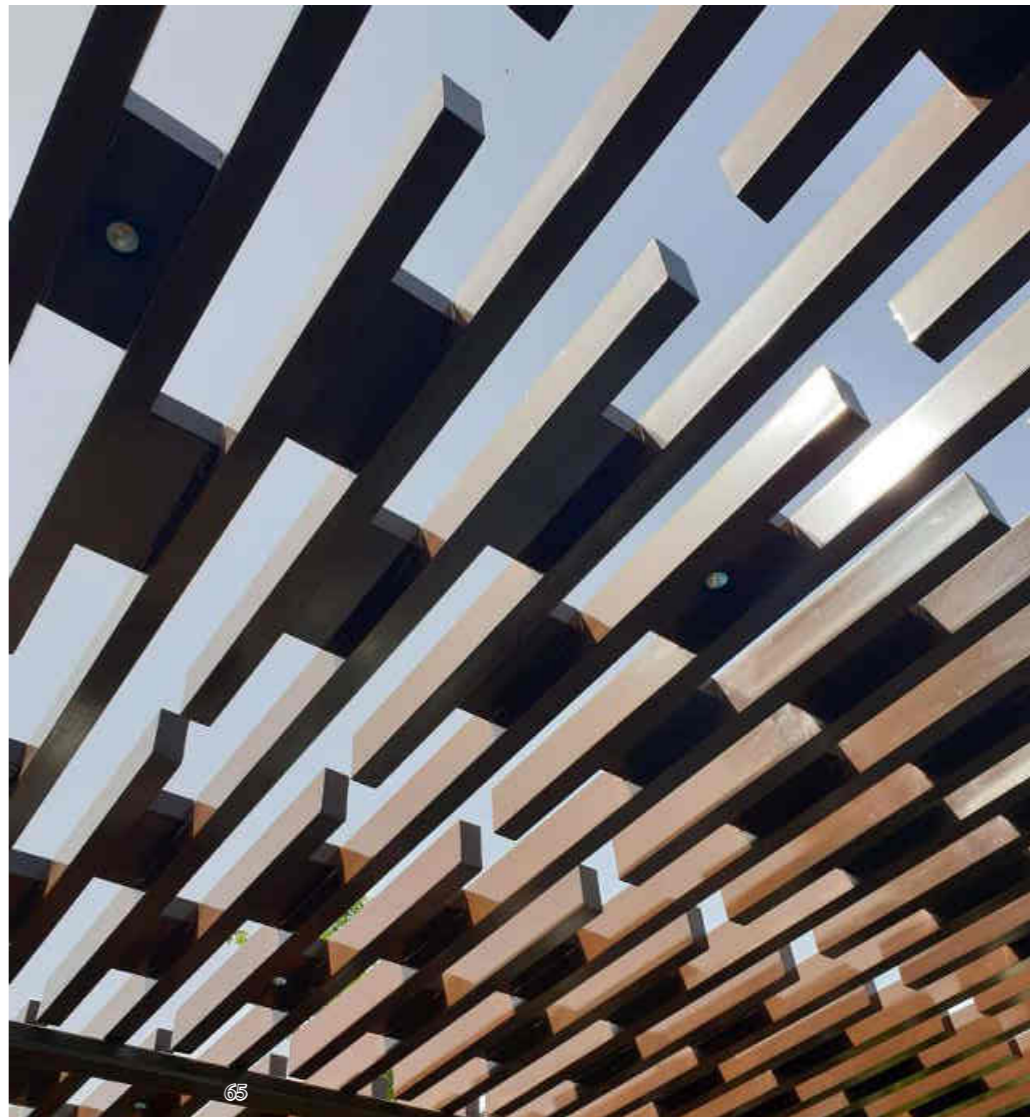
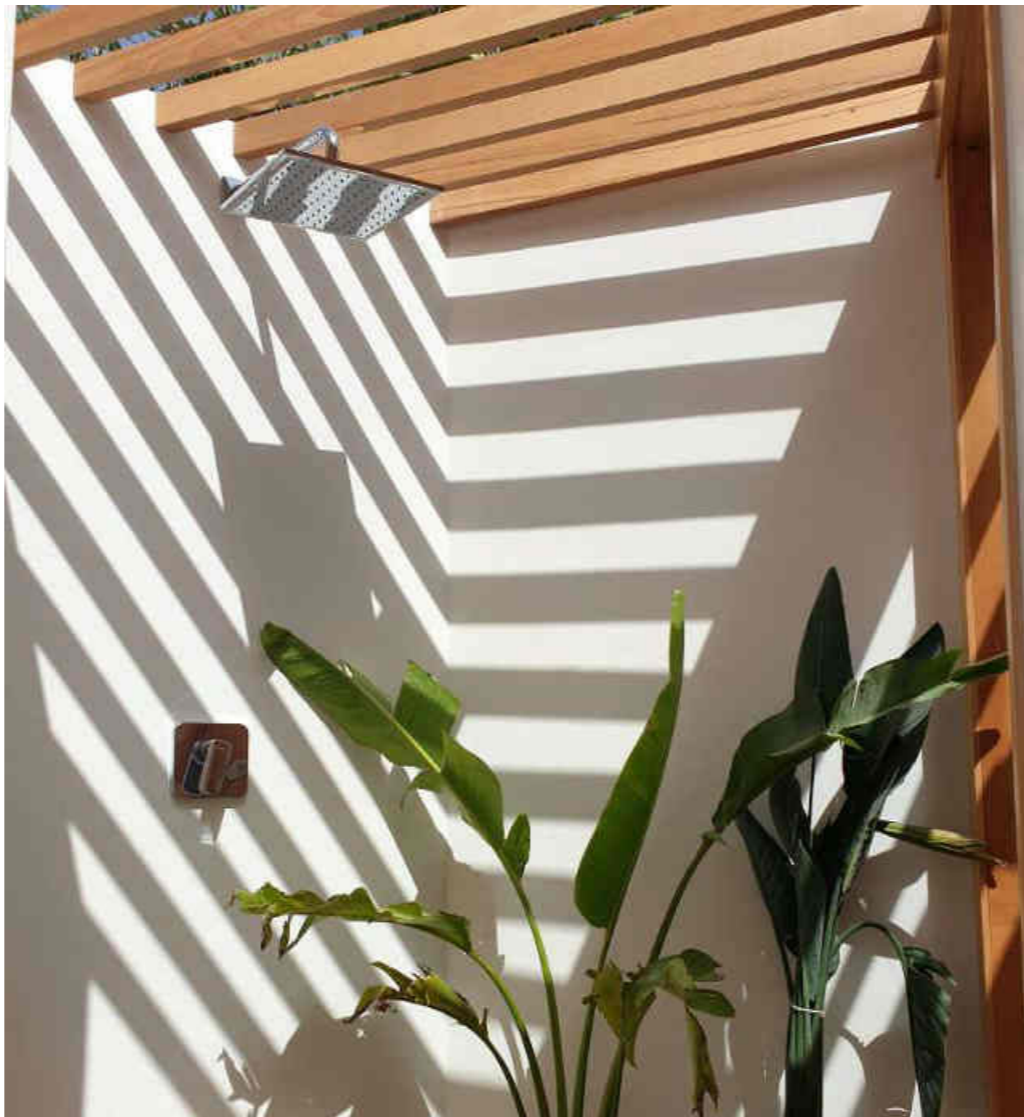
The extended terrace is connected to the BBQ which allows for easy access.

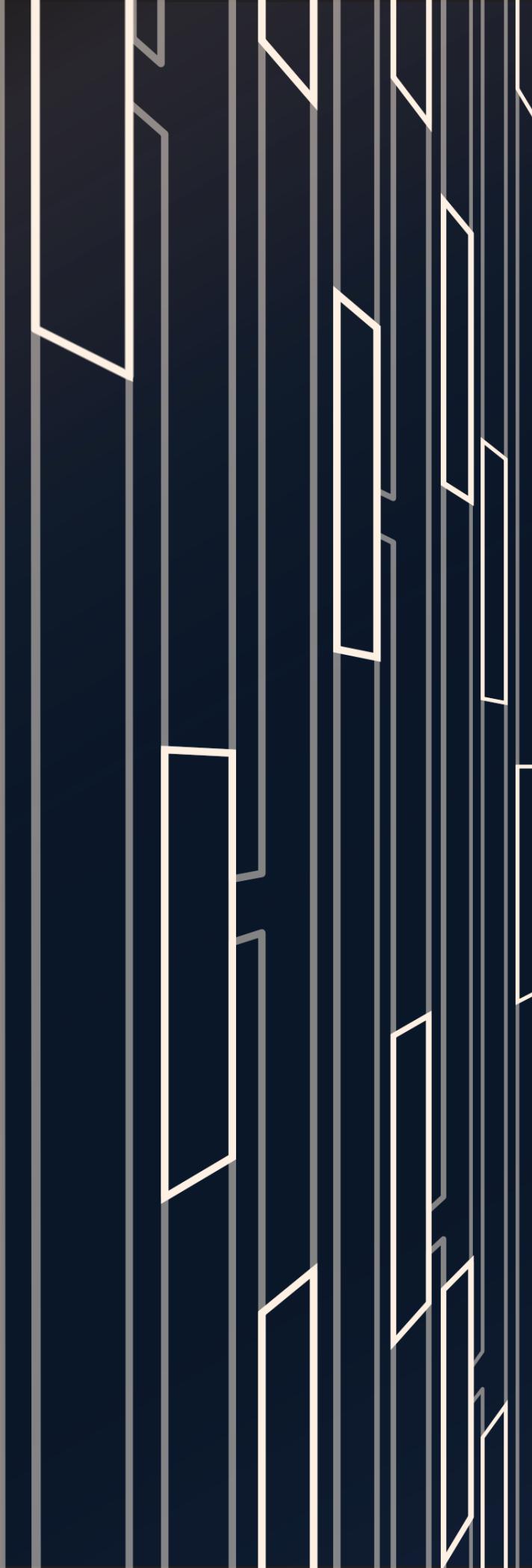
The existing wooden pergola legs were taken out and the pergola was strung back by high tension s/s wire rods to free up space for movement.

The walking path in front of the Man Cave allows the children to play with their bikes in a circular/triangular motion.

Glass barrier gates protect all from injury whether it be for children accessing the pool unattended by adults or people falling due to level differences.

The uniqueness of the design has to be the Man Cave / Spa with the bi-folding doors and rear landscape pictured garden. This structure holds the outdoor Shower / Toilet / Changing Areas as well as the indoor pantry / Bar / Entertainment and office area for the clients. It is positioned to be easily accessed by all. It is the main hub. The exterior wooden cladding that follows through to the ceiling of the interiors acts as a homage to the abundance of floral nature to the perimeter of the property as well as the community as a whole. It is one with nature beautifully exhibited.





CHAPTER D

SUSTAINABILITY, ENERGY CONSERVATION,  
ENVIRONMENTAL, USE OF RENEWABLE ENERGY  
AND INNOVATION

1.MATERIALS AND SOURCING

Materials bought from the local market:

- 1- Pool prefabricated off site to reduce wastage of material and time onsite
- 2- Wood
- 3- Tile
- 4- Glass
- 5- Aluminum
- 6- Stainless Steel
- 7- Marble



Roka Teak Wood



Stainless Steel



Aluminium



Grey Tiling



Glass



Grey Marble

2.WASTE AND DISPOSAL

Daily waste material were disposed responsibly in keeping with the Dubai municipality waste treatment system. The waste in some of the landfills is being converted into energy. Dubai is building a waste-to-energy conversion facility, worth over Dh2 billion that can power 120,000 homes. The Emirate of Sharjah is also working towards building a facility that will turn its waste into electricity.



3. PLANTS/REASON FOR CHOICE

To the entrance - The Olive tree is one of the most beloved, sacred trees, and its place is firmly rooted in ancient Greek tradition and mythology. Traditionally, the Olive tree is a symbol of peace and friendship, this association began in ancient Greece, as early as the fifth century in summary. Bamboo is a symbol of strength, flexibility, and health. Its strength teaches us to stand upright and its flexibility teaches us to adapt to the harshest circumstances. The combination of these virtues teaches us how to find balance and inner peace in our lives, in turn improving our health.

Over 40 different types of plants and trees were used to re-create a tropical effect. Some examples are as follows:

Cycas revoluta, Roman, Croton, Foxtail palm, Washingtonia, Bamboo, Bird of Paradise, Pheonix, Bottle palm, Jasmine, Pandanus, Dracaena, Vecchia, MonsteraAreaca, Kentiaoranage tree, lemon tree, coconut tree, Fibre, Olive tree, mint, Date palm, etc.



4. DETAILS OF WATERING SYSTEM

No grey watering system. Automatic irrigation system set for twice dialing watering during the winter months and 3 times daily for the summer months.

5. PROVISIONS TO RETAIN NATIVE FLORA

Originally the site had a boundary wall with plantations such as date palms etc. we took extra caution when demolishing the boundary wall to make sure the planting was not harmed and that all trees and plants were relocated safely to the proposed perimeter wall during the project life cycle.

6. USE OF ENERGY

The lighting and watering system is on a self-timer for daylighting saving practices.





THE END  
THANK YOU FOR BEING PART OF OUR JOURNEY



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