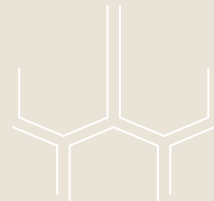
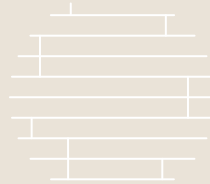


# DISTRICT**11**

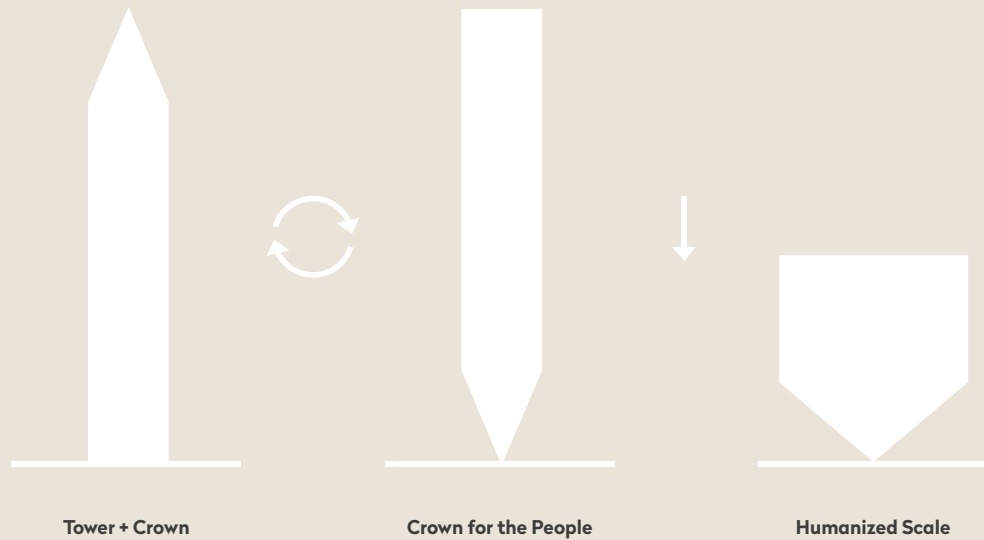




Since its inception in 1978, Al Marwan Group has been offering unparalleled services to the construction, heavy equipment, investment, hospitality, and real estate sectors.

Today Al Marwan Group is among the biggest names in the development industry. The group's subsidiaries are in construction, real estate, property development, heavy equipment, port management, oilfield services, and robotic solutions industries. Being one of the biggest and most trusted heavy equipment, asphalt, and concrete suppliers, Al Marwan Group offers its clients a one-stop solution for the construction industry. Headquartered in the UAE.

Al Marwan Group's presence stretches across several GCC States, Canada, Africa, and the Far East. Our Group has received the title of 2023 Sharjahs leading hotel, Category A contractor unlimited, and 2023 heavy equipment rental company in GCC. Throughout its years in business, Al Marwan Group has become a trusted partner of private and public sector entities, and has helped key brands achieve success in the GCC and extends its presence across several GCC States, Canada, Africa, and the Far East.



“The best way to predict  
the future is to create it”

– Peter Drucker

Traditionally, the identity of buildings was defined by their iconic crowns—such as the Chrysler Building in New York, a prime example of this approach. We’re rethinking this principle by focusing on what truly matters to people: the experience at ground level. By carefully calibrating the height and form of our buildings, we integrate them into the human-scale experience, creating a more meaningful connection with their surroundings.



To enhance engagement within the neighborhood, we employ two distinct methodologies. The first is Impact: a deliberate design moment within the building that redirects movement, captures attention, and defines its identity, creating an unforgettable impression. The second is Elevation: lifting conventional facade elements to reveal the dynamic life within the building, inviting people to connect, enter, and become part of the experience.



DISTRICT11





A future forward work resort neighborhood which consists of 11 distinctly designed buildings in one of the most modern development areas of central Sharjah. The project has been fully researched, visioned and planned in AI, a first in the UAE. The project is embedded with mixed use futurism, meaning that the entire masterplan is designed to evolve well into the coming years to increase value, capabilities and integration with it's surrounding areas.

8 DISTRICT11

Total built up area

2368135 sq ft

Total retail area

1200006 sq ft

Total office area

1922596 sq ft

Total sellable area

2042602 sq ft



A truly walkable space, that provides the most progressive companies, the perfect environment to attract top talent, while nurturing wellness, social connection, and productivity.





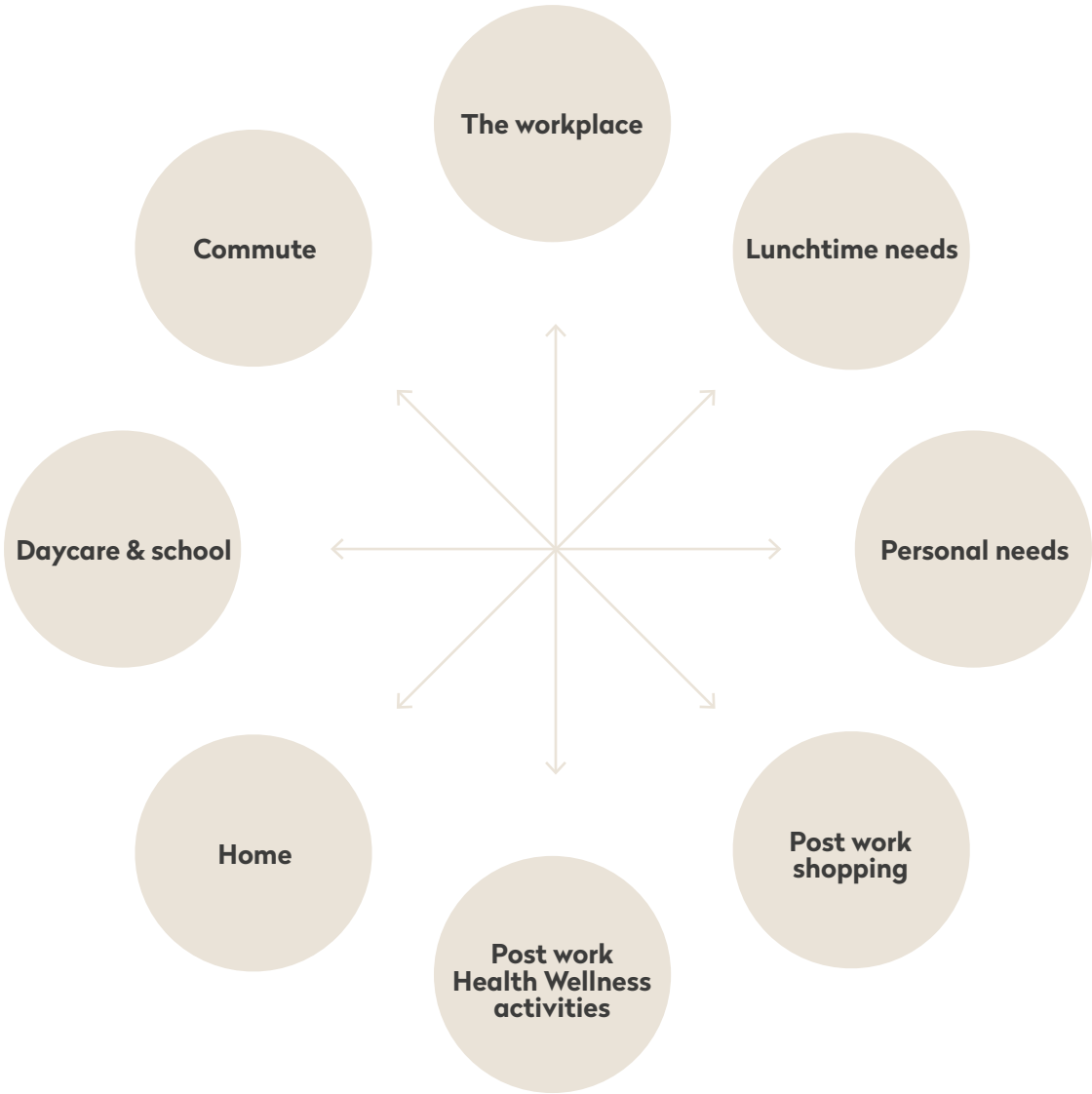


Located between a diverse range of residential communities, the new commercial heart will knit together the urban infrastructure and turn the area into a 15 minute walkable city with live, work, play, and shop opportunities for the community.



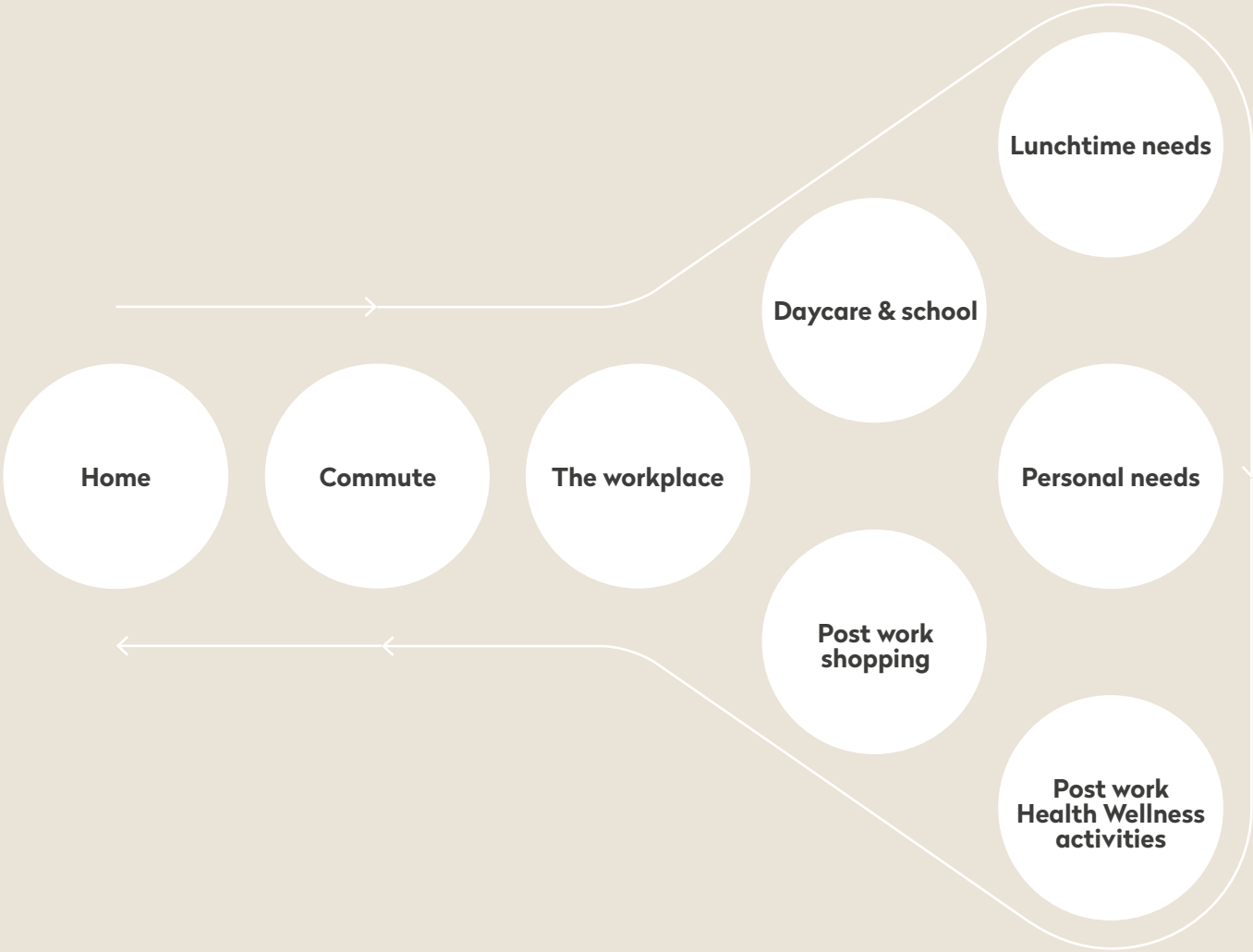
2025 THE DISCONNECTION OF NEEDS

This environment contrasts sharply with workplaces that emphasize perks and variety, when so many work-life needs are not in convenient proximity of each other



2028 THE BLENDING OF NEEDS WITHIN ONE ENVIRONMENT

The work resort concept is gaining momentum as commercial real estate development seeks innovative ways to enhance work-life satisfaction and productivity. We can use AI to project the future of the architecture, work spaces, and human needs to create a range of blended work life environments for the future. This approach combines professional workspaces with resort-like amenities, offering a balanced environment that caters to both work and the easing of personal needs.





A thoughtfully designed walkable neighborhood that prioritizes accessibility and convenience for all. Whether traveling on foot, by bike, or by car, residents and visitors can effortlessly navigate and reach the area.

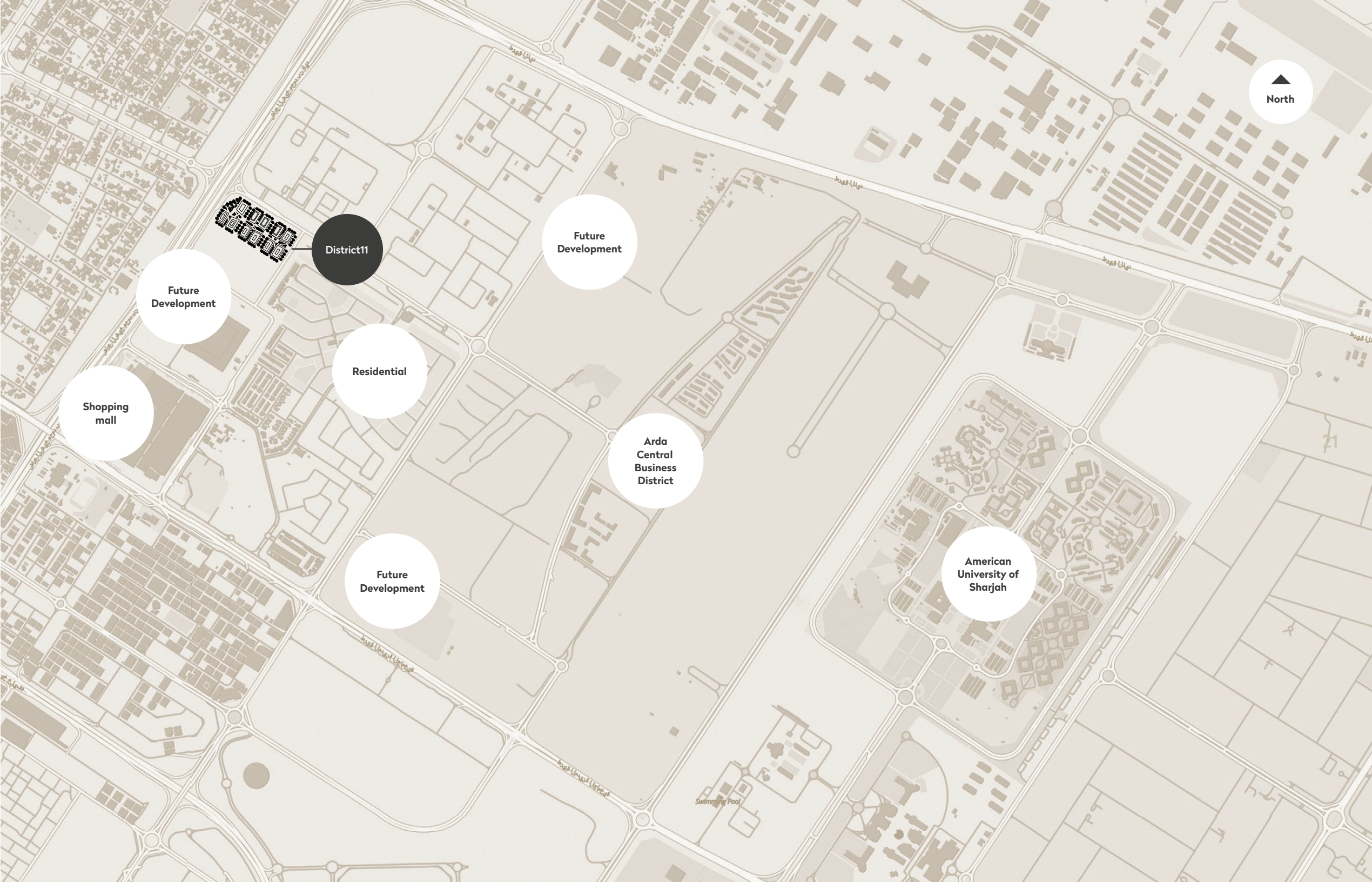




Interiors inspired by the building's architectural expression, designed to advance innovative workspaces that align with the forward-thinking demands of 21st-century work environments.



A pedestrian-first commercial center that seamlessly weaves the neighborhood into a dynamic hub for pedestrians, bikes, cars, drones, and scooters.





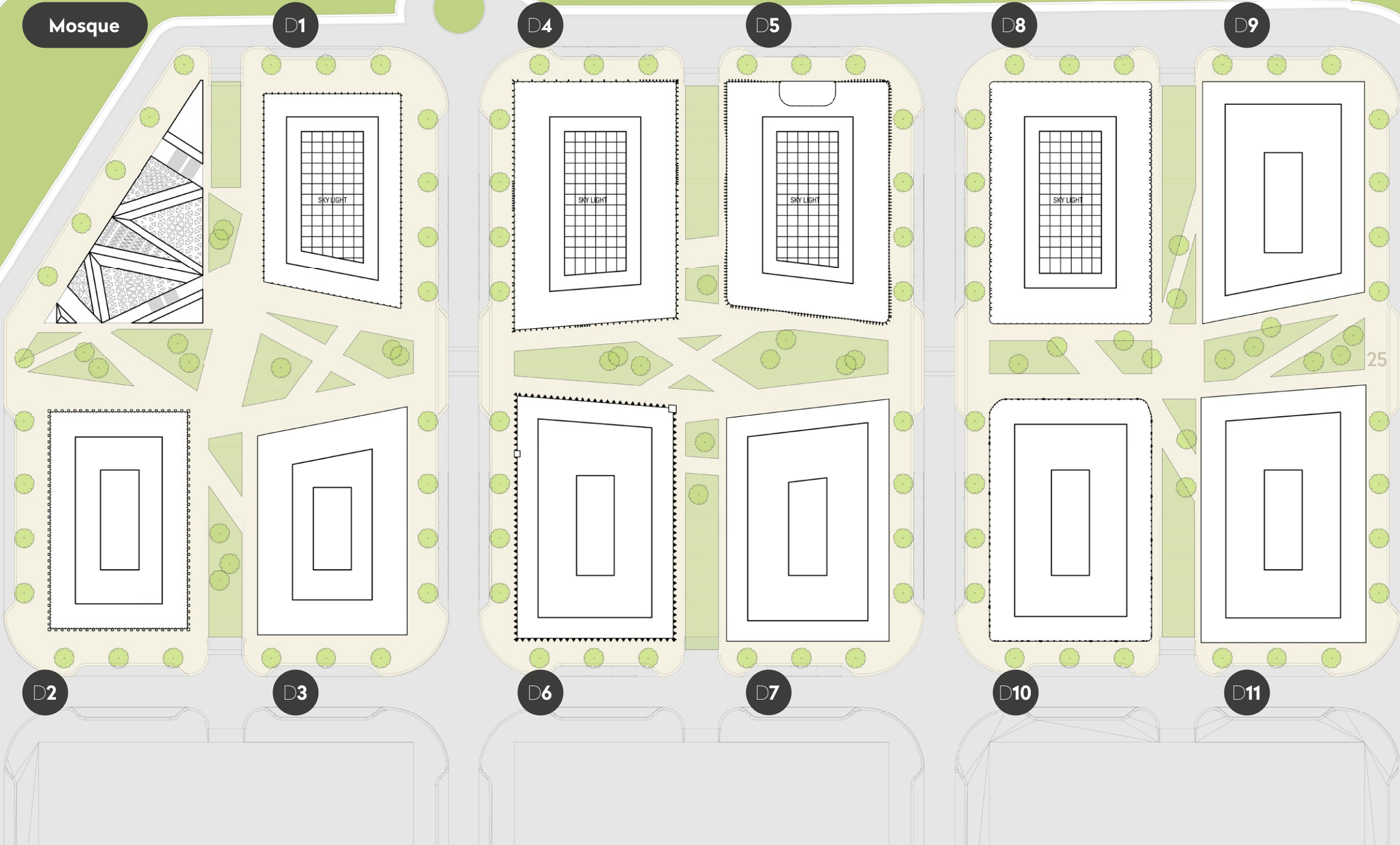
Each building is uniquely designed to create a distinct identity while encouraging people to explore and navigate the neighborhood in diverse ways. From the canyon-like boulevard at its heart to hidden courtyards and lively passages, every element invites discovery. The passages, lined with cafés, restaurants, and co-working spaces, are thoughtfully crafted to foster social interaction and community engagement.





SITE PLAN

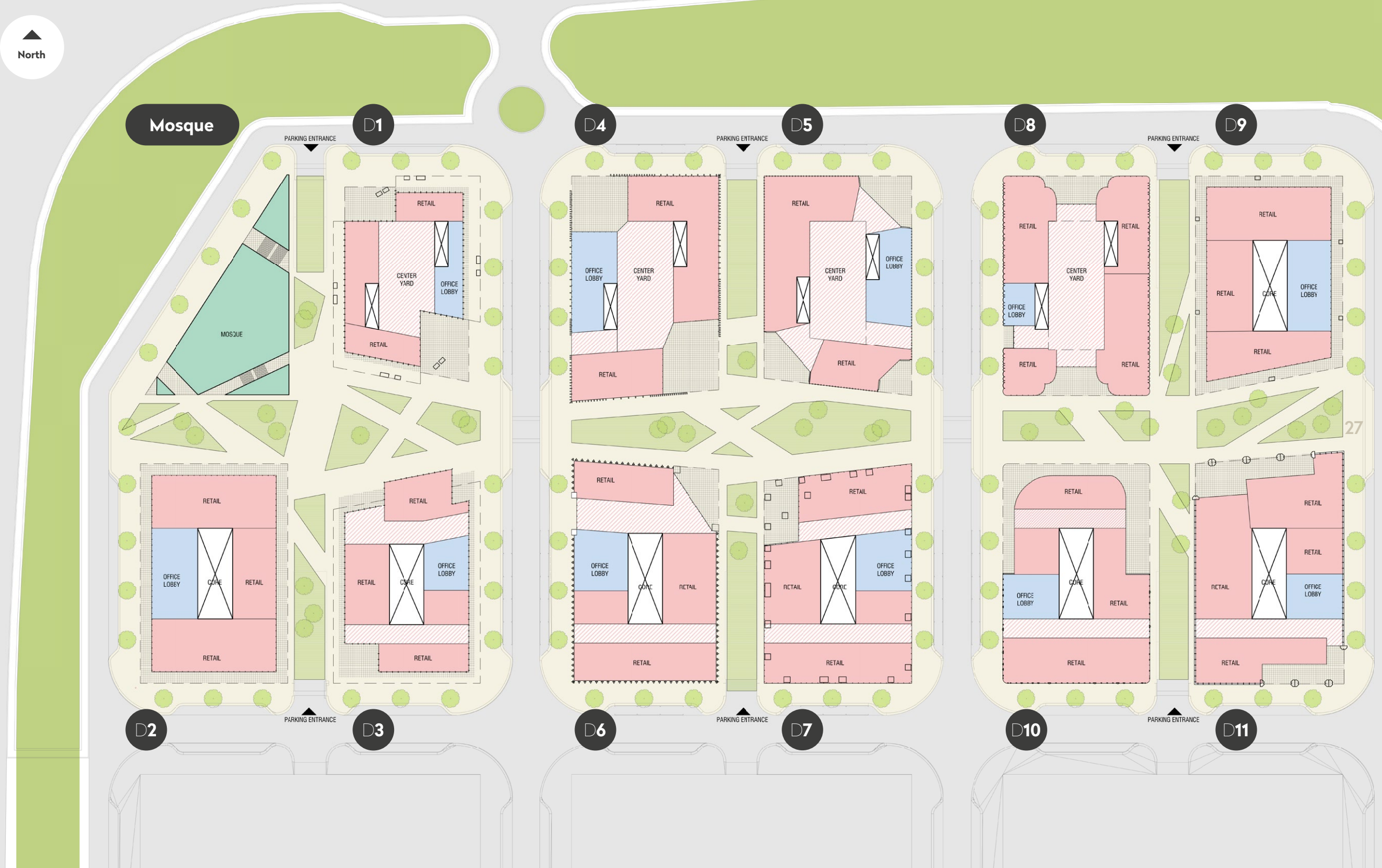
District 11 is a neighborhood rich with stories and experiences, designed to welcome and inspire exploration on multiple levels. It offers a diverse array of attractions and activities, making it a destination worth visiting—whether with family, friends, or on your own. As a vibrant mixing hub, it brings together people working within the community, residents from the surrounding neighborhoods, and visitors from afar.





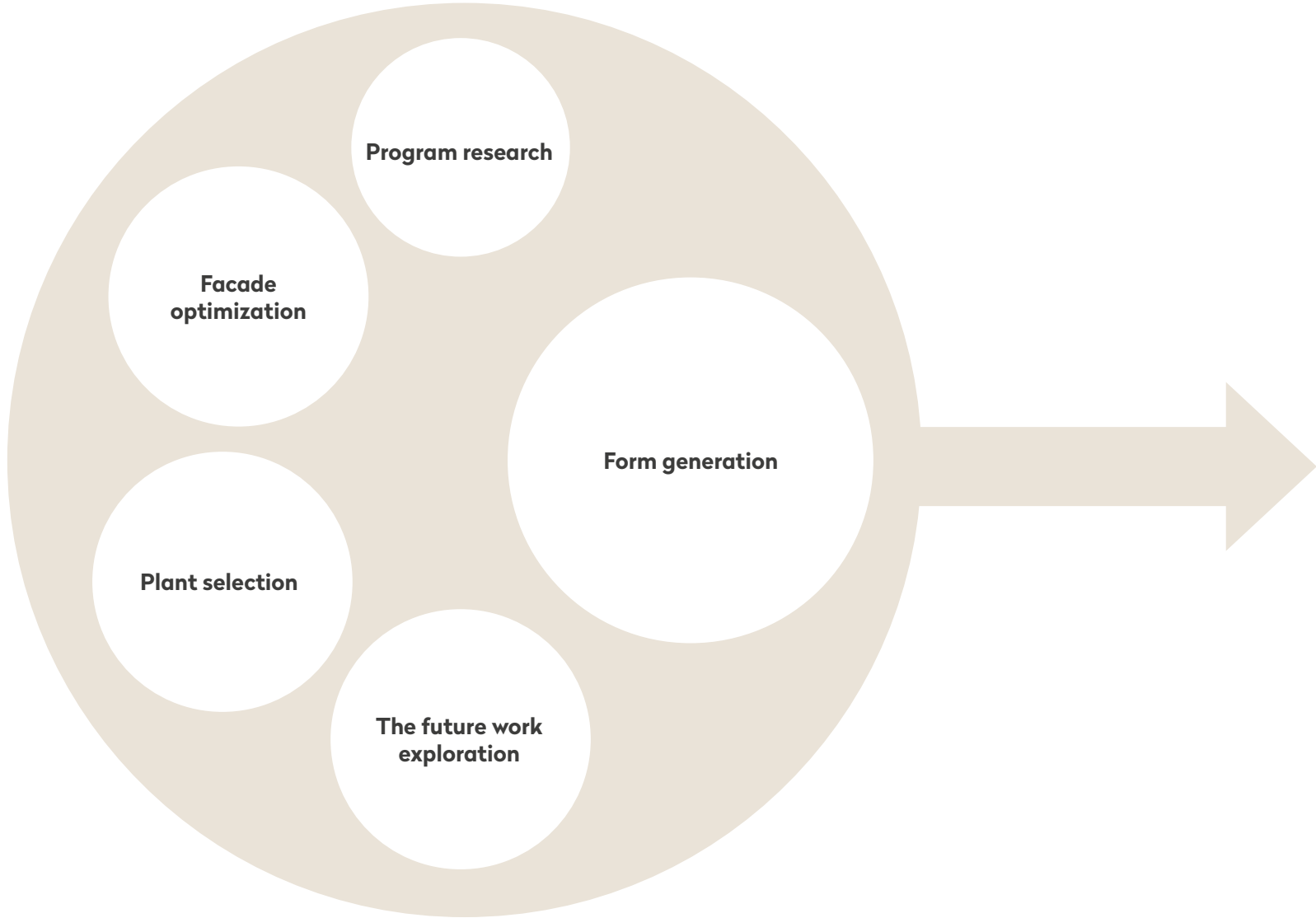
RETAIL GROUND

An efficient grid shapes highly functional office buildings, while dynamic angulations at the center form an engaging public promenade. This promenade stretches seamlessly from the mosque in the west to the neighboring residential communities in the east, serving as a connective spine for the neighborhood. The development features 11 uniquely designed buildings, each with distinct interior layouts catering to a variety of needs. From American-style open plans to more compact European dimensions, and even structures adaptable for use as hotels or coworking hubs, the diversity reflects the versatility of the neighborhood. The DNA of District 11 is as vibrant and multifaceted as the future tenants who will bring it to life.





HWKN is pioneering the integration of AI to revolutionize architectural design. By refining prompts and reverse engineering AI-generated visuals into architectural models, HWKN transforms AI's raw output into innovative, buildable concepts. Viewing AI as a paradigm-shifting tool akin to the advent of Modernism.



# REVERSE ENGINEERING

HWKN proprietary reverse engineering process transforms AI-driven concepts into buildable designs. By refining AI outputs and translating them into functional 3D models, HWKN merges technology with creativity, redefining architectural innovation and shaping a new design paradigm.





# AI INTERPRETATION

Twelve standout designs selected from over 1,200 variations, meticulously refined to captivate curiosity and evoke powerful emotions.



01



02



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04



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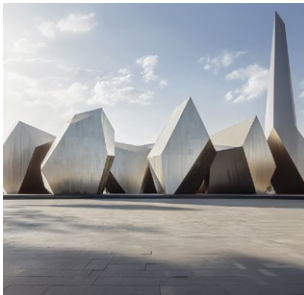
09



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11



12

# REVERSE ENGINEERING

Twelve reverse-engineered AI interpretations that embody the essence of future-forward, human-centric architecture.



01



02



03



04



05



06



07



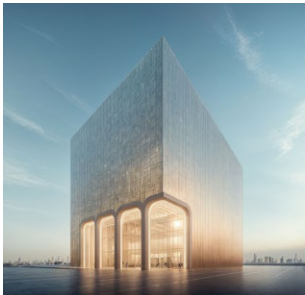
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## AI INFORMED DESIGN PROCESS: PHASE 1 - EXPLORATION

## BRAINSTORMING

Engaging in focused dialogues with Chat GPT opens up a plethora of possibilities, each tailored to the unique aspirations, historical references, and specific needs of the project.

## SCRIPTING

We craft a variety of prompts that delve into the essential elements of the project: its location, historical context, experiential aspects, and key architectural features.

## WORLD-BUILDING

These prompts are then inputted into Midjourney, where they undergo iterative refinement. This process, driven by visual feedback, gradually uncovers a vast landscape of creative inspiration.

## HALLUCINATING

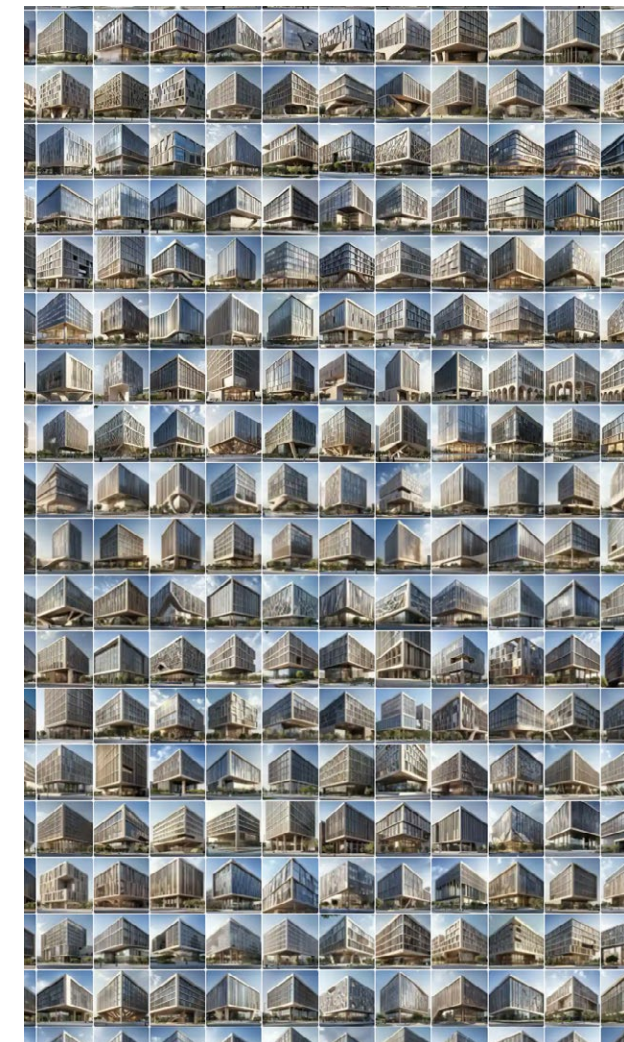
This stage sees the rapid generation of thousands of alternatives, enabling a shift in focus from conventional rational limitations to a prioritization of emotional resonance within the design journey.

**ChatGPT**  
**Simple Three Dimensional Forms:**

- Domes:**
  - Spherical or Semi-Spherical Structures:** Domes are a hallmark of Islamic architecture, representing the vault of heavens. In Abu Dhabi, they are often seen atop mosques, such as the Sheikh Zayed Grand Mosque, which features multiple large, white marble domes.
- Arches:**
  - Pointed, Horseshoe, or Keyhole Arches:** Arches are crucial in Islamic architecture, providing structural stability and aesthetic elegance. Variants such as the pointed or horseshoe arch are commonly seen in doorways, windows, and arcades.
- Minarets:**
  - Tall, Slender Towers:** Minarets are used for the call to prayer and are a distinctive feature of mosques. They often have a cylindrical or square base that tapers as it rises, culminating in a small dome or finial.
- Iwan:**
  - Vaulted Hallway or Portal:** An iwan is a large, rectangular hall or space, usually with one side open to a courtyard. It is characterized by its arched opening, and it is often seen in the entrance portals of mosques and madrasas.
- Muqarnas (Honeycomb Vaulting):**
  - Stalactite or Honeycomb-like Forms:** Muqarnas are a form of three dimensional decoration that creates a transition between different architectural elements, like domes and ceilings. They are highly ornamental, often seen in domes, arches, and vaults.

**Intermediate Three-Dimensional Forms:**

- Mashrabiya:**
  - Lattice Screens:** Mashrabiyas are intricate, carved wooden or stone lattice screens that provide privacy and control light and air flow. These screens are commonly used in windows and balconies and can range from simple to highly elaborate designs.
- Corbeling:**
  - Stepped Layers for Structural Support:** Corbeling involves overlapping layers of material (like stone or brick) to support a structure or create an ornamental effect. In Islamic architecture, corbels are often used in arches, balconies, and projecting elements.
- Pendentives:**
  - Triangular Segments Supporting a Dome:** Pendentives are concave triangular sections that transition from the square base of a structure to a circular dome. This element is crucial for supporting large domes, especially in mosques.
- Carved Stonework and Relief Panels:**
  - Ornamental Carvings in Stone:** Relief panels and carved stonework often depict geometric patterns, calligraphy, or vegetal motifs. These are used on facades, columns, and doorways to provide visual interest and texture.
- Vaulted Ceilings:**
  - Barrel, Groin, and Ribbed Vaults:** Vaulted ceilings, such as barrel and groin vaults, are used in Islamic architecture to cover large spaces elegantly. Ribbed vaults add a decorative and structural dimension, often seen in mosque arcades.

[illegible]



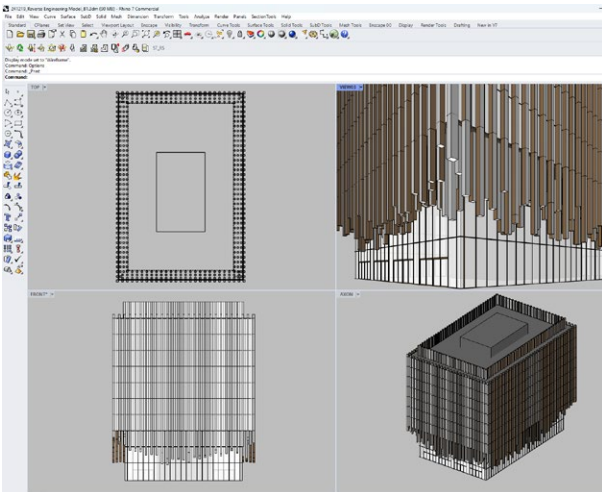
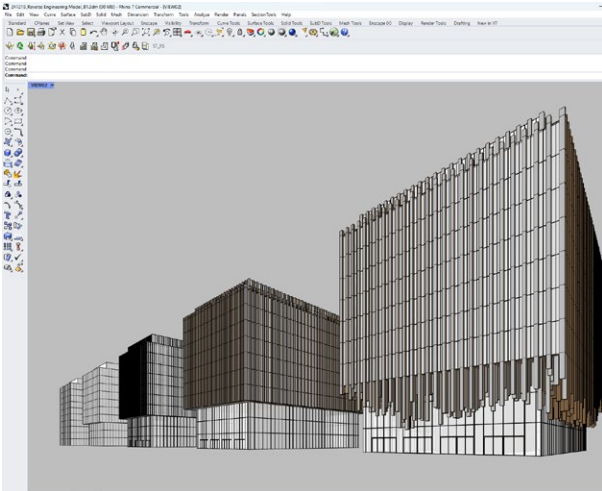
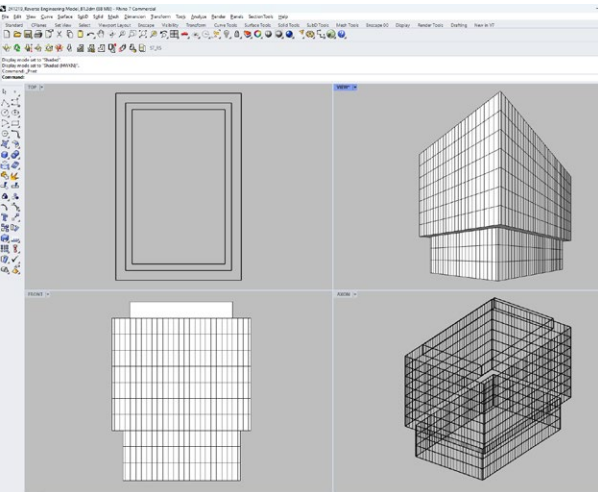
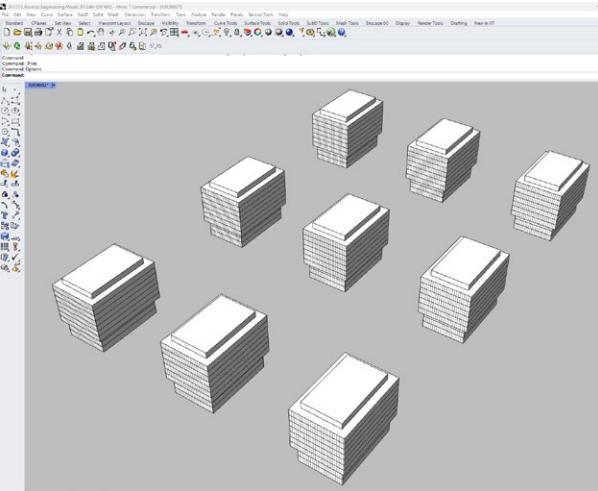
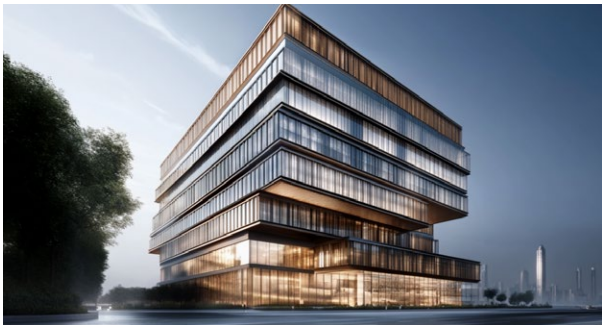
# AI INFORMED DESIGN PROCESS: PHASE 2 - ARTICULATION

**SELECTION**  
After extensive rounds of selection, review, and analysis, we identify prototypical schemes that show exceptional promise.

**REFINEMENT**  
We then swiftly reiterate these chosen versions with the aid of AI software, striving to discover designs that perfectly blend visionary dreamscapes with tangible realities.

**REVERSE ENGINEERING**  
The final designs are refined with a focus on practical aspects, including planning, structural integrity, functional use, and logical construction methodologies.

**CRAFTING**  
Drawing inspiration from the AI-generated visuals, we apply meticulous care, logical reasoning, and a spirit of exploration to encapsulate the project's emotional core within each intricate detail.





# AI INFORMED DESIGN PROCESS: PHASE 3 - VISUALIZATION

At street level, the building transforms into a social hub, extending an open invitation to passersby. The fins taper and lift, forming an expressive canopy that shelters a series of vibrant spaces, from buzzing cafes to serene pockets of greenery. The transparent facades dissolve the boundary between inside and outside, ensuring a fluid connection with the

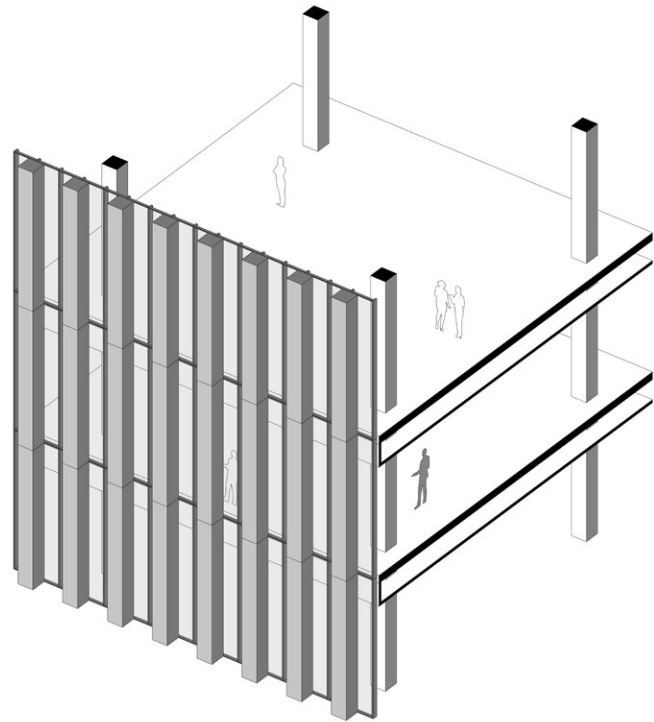
surrounding streetscape. Outdoor seating and lush planters create an engaging, human-scaled environment, where people can gather, linger, and connect. The ground floor is not just an entry—it's an activated space that celebrates urban life and sets the tone for the experience within.





The facade is a bold interplay of rhythm and texture, defined by a series of striking vertical fins that cascade down the building like a frozen kinetic sculpture. These fins, a combination of reflective metallic tones and warm hues, create a dynamic dance of light and shadow throughout the day, transforming the building into a living, breathing object within the urban fabric. At the ground level, the fins dissolve into a textured canopy, softening the building's monumental presence and inviting closer interaction. The rooftop's subtle green accents crown the design, adding a touch of nature while underscoring the project's sustainable ambitions.

38

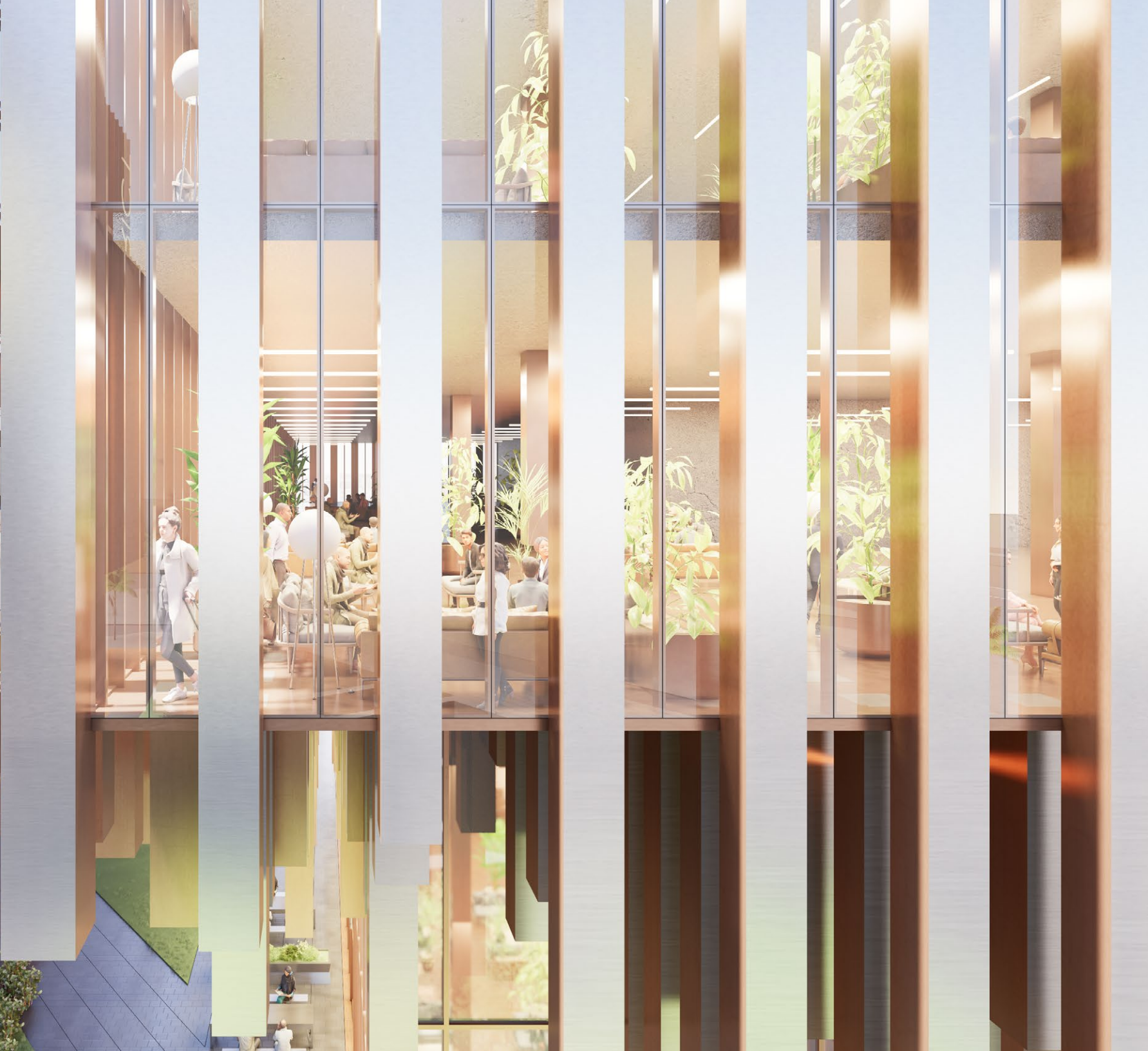


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41

Inside, the building prioritizes openness and adaptability, creating spaces that encourage creativity and collaboration. Expansive glass facades flood the interiors with daylight, while strategically placed greenery breathes life into every corner. Workspaces are designed with flexibility in mind, blending private retreats with shared hubs, ensuring a balance between focus and interaction. Every detail, from the tactile materials to the seamless integration of natural elements, speaks to a commitment to well-being and productivity, offering an environment that is as inspiring as it is functional.





42

CAFE CAFE

DISTRICT 11

CAFE CAFE

43







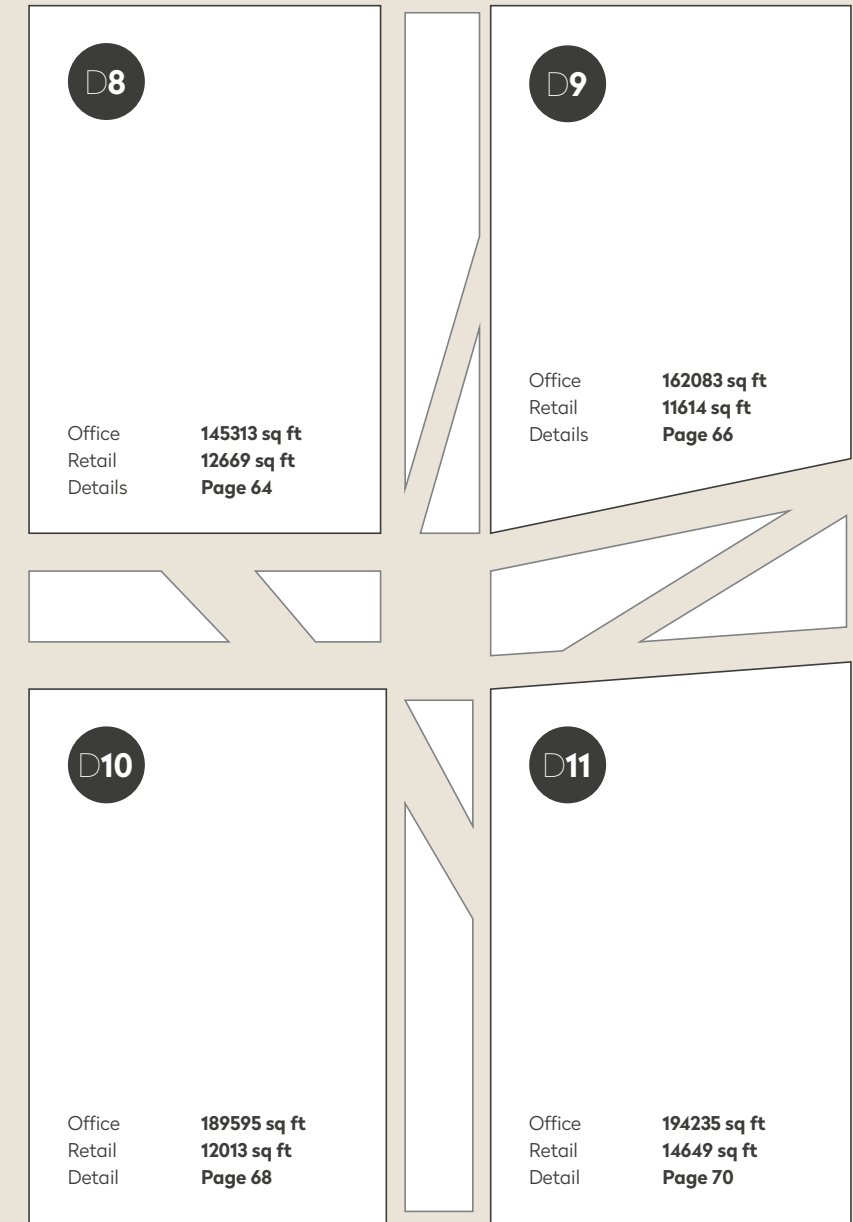
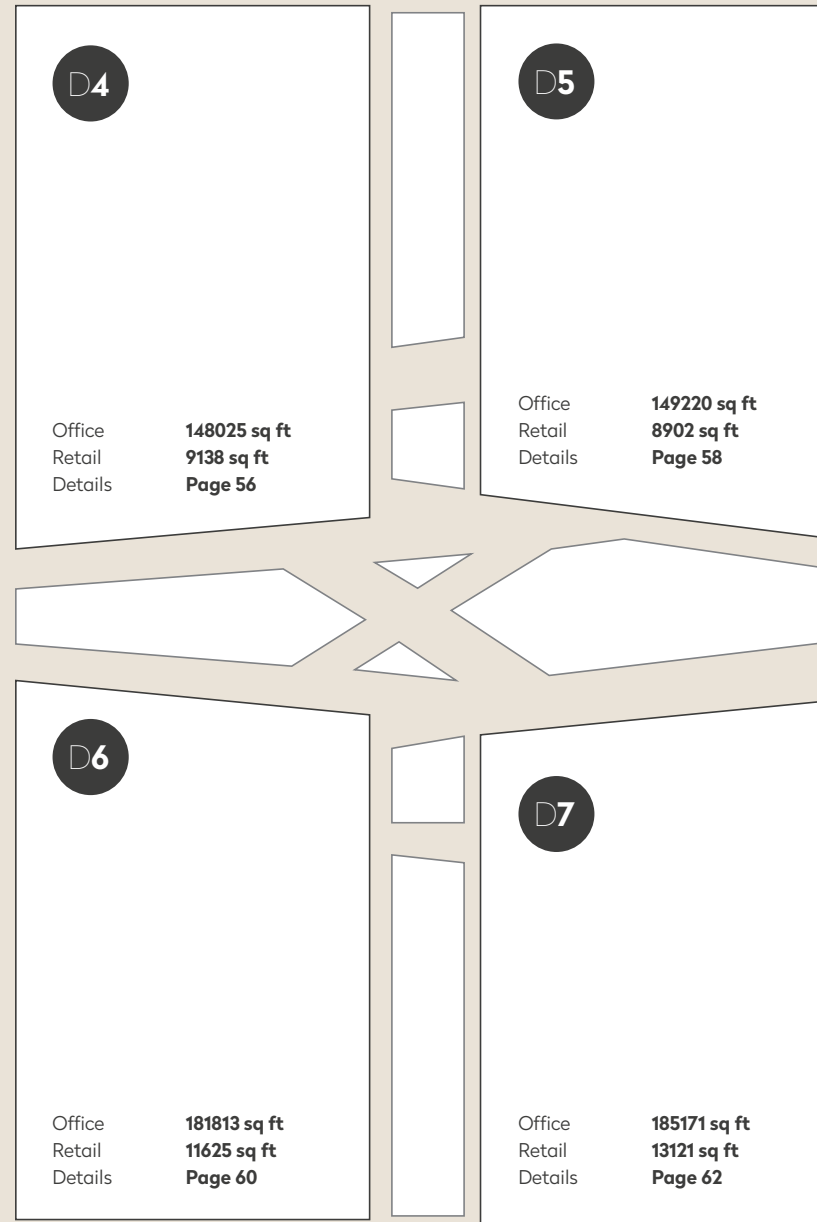
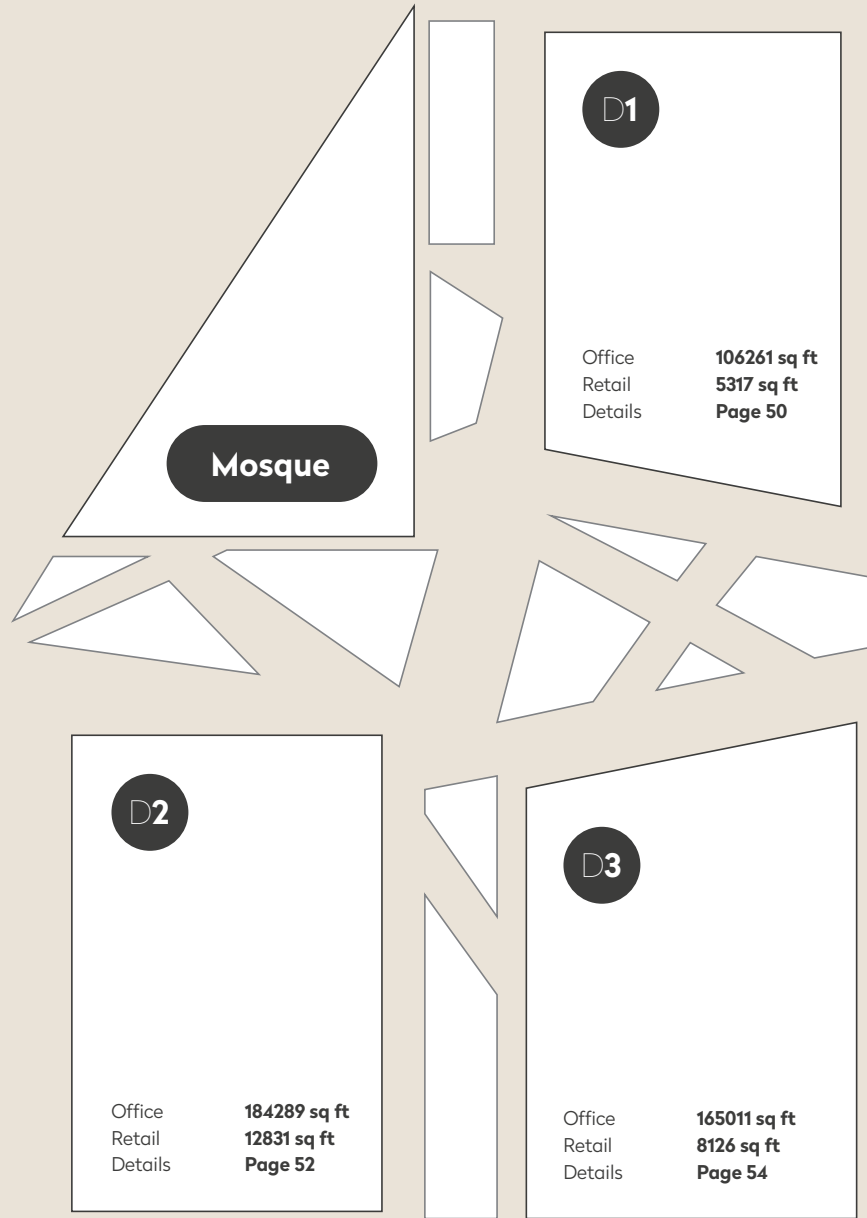


46

47

An urban canyon, centered with organic flora people enjoy, enhanced with activities and curated retail environments.





Note: Area and program mix are subject to change during progressive planning phases.



# D1

50



51

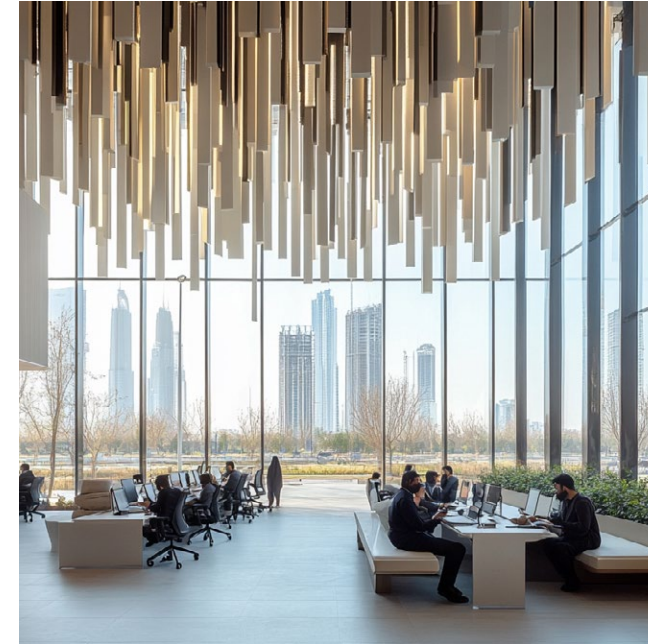


Standing as a beacon of the future, this office building embraces the spirit of progress and collaboration. Its V-shaped columns lift the building with quiet strength, while the shimmering façade of glass and fins reflects endless possibilities.



# D2

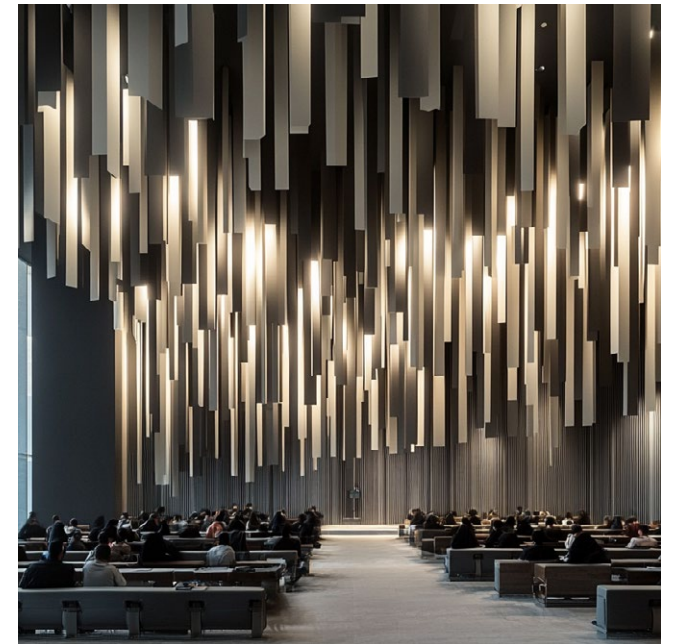
52



Cloaked in shimmering glass and crowned with vertical fins, this structure reflects the rhythm of a world in motion. Its elevated base creates a seamless connection between people, fostering collaboration and creativity.



53







Layered like the pages of an unwritten future, this building speaks of adaptability and vision. Its dynamic, stacked form creates terraces of light, inviting innovation at every level. Grounded in transparency, it fosters connection, while its bold lines frame a workplace where ideas are born, shared, and realized.



# D4

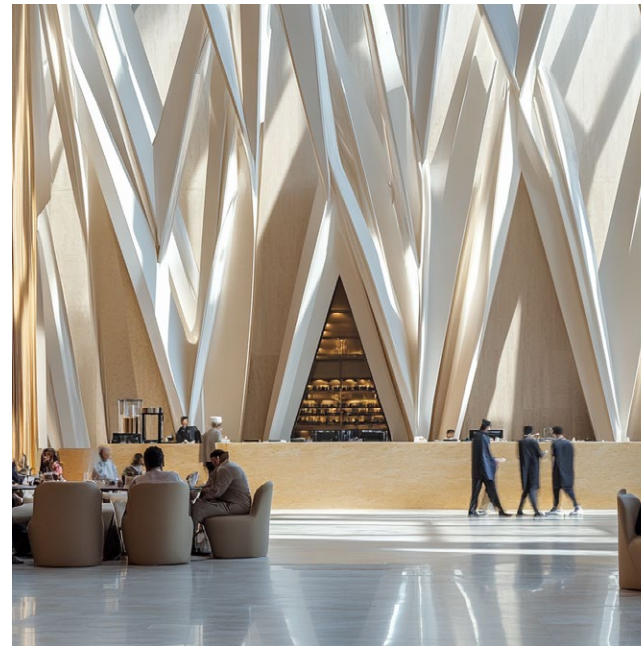
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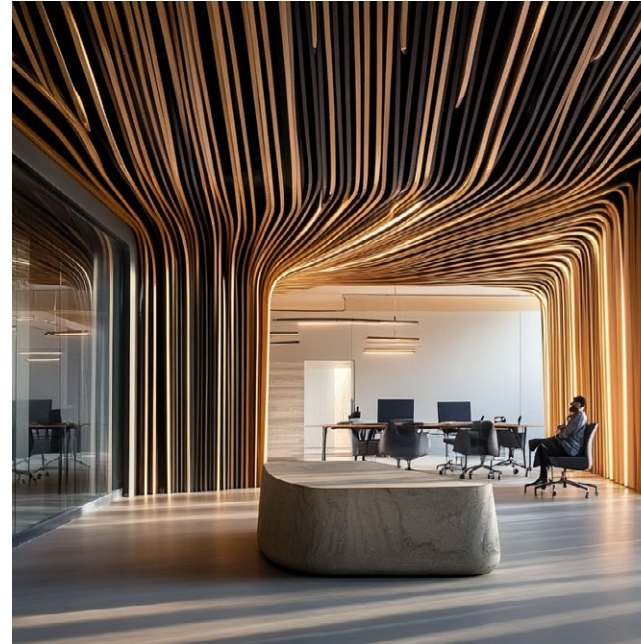
Shaped like a jewel of the future, this building's dramatic, angular façade reflects light and ambition in equal measure. Vertical lines converge at its apex, drawing the eye upward and symbolizing unity. Beneath its bold exterior lies a sanctuary of innovation, where collaboration thrives and the boundaries of possibility are redefined.



57







Anchored by precision and clarity, this building merges strength with elegance. The sharp verticality of its façade creates a rhythmic interplay of light and shadow, while the bold triangular entrance draws you into a sanctuary of focus and innovation. It stands as a symbol of purpose, where tomorrow's work begins today.





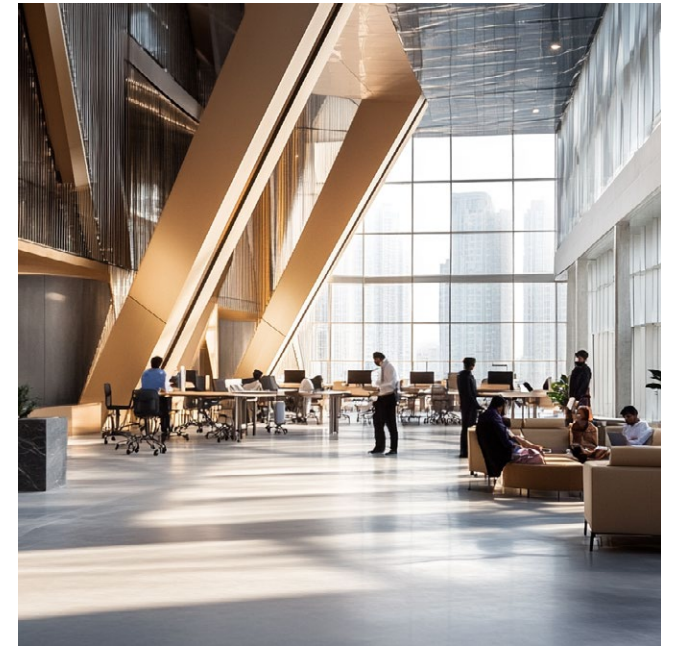
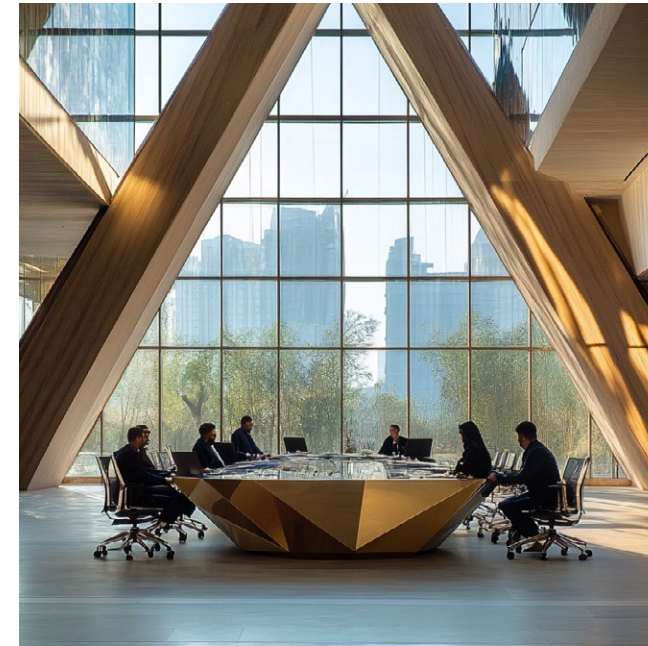
Flowing with graceful curves, this building redefines elegance. Its shimmering vertical façade wraps around a sculpted entrance, drawing visitors into a light-filled realm of creativity and collaboration. A harmonious balance of form and function, it stands as a gateway to the future.



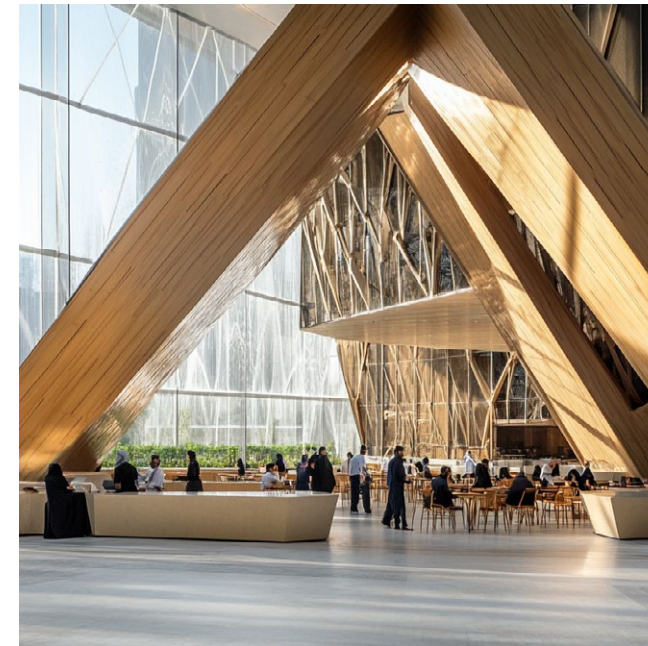


# D7

62



63



Encased in a crystalline façade, this building exudes clarity and purpose. Its geometric structure rises with precision, anchored by bold, copper columns that frame the entrance. A beacon of transparency and innovation, it invites collaboration and inspires those within to shape a brighter, more connected future through their work and ideas.



# D8

64



Wrapped in a seamless metallic skin, this building is a vision of modern resilience and fluidity. The striking central feature, a sculptural void encased in reflective glass. Its bold presence and intricate design invite exploration, fostering an environment where innovation and creativity converge to shape the future.



65



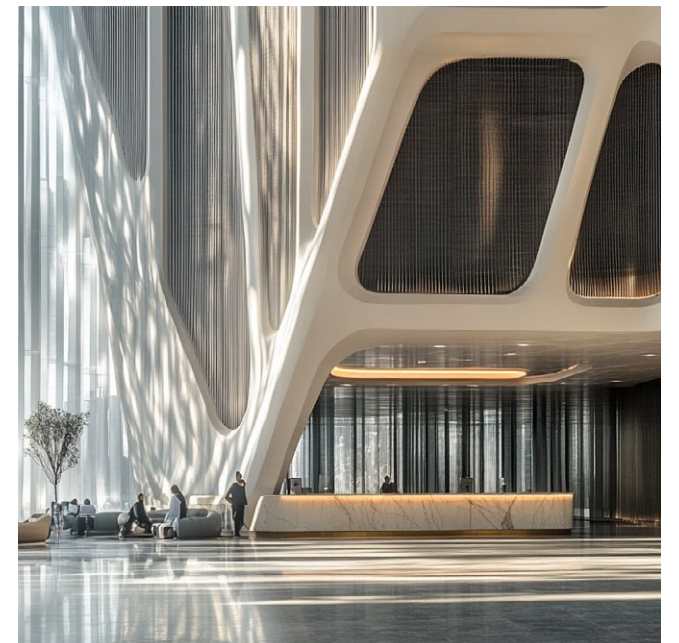
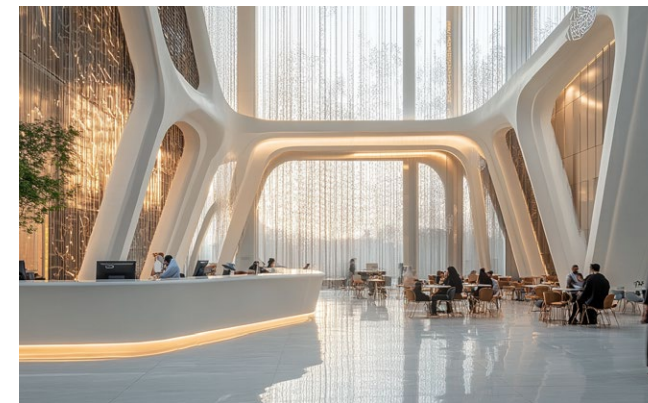


# D9

66



67



Piercing the skyline with its bold triangular form, this building radiates confidence and precision. Its dynamic angles create a striking interplay of light and shadow, while the elevated entrance welcomes innovation and collaboration. A sculptural masterpiece, it embodies forward-thinking design, offering a space where ideas converge and the future unfolds.

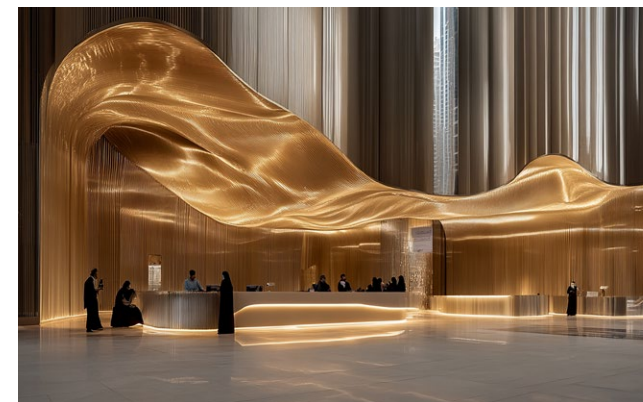


# D10

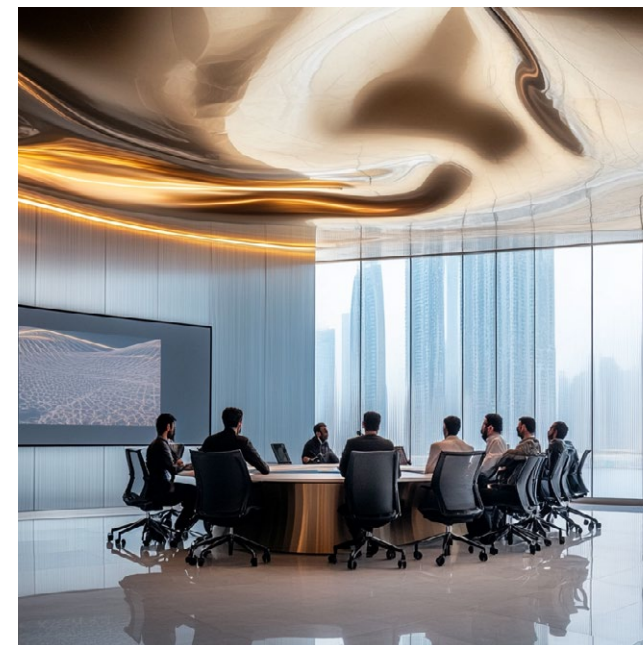
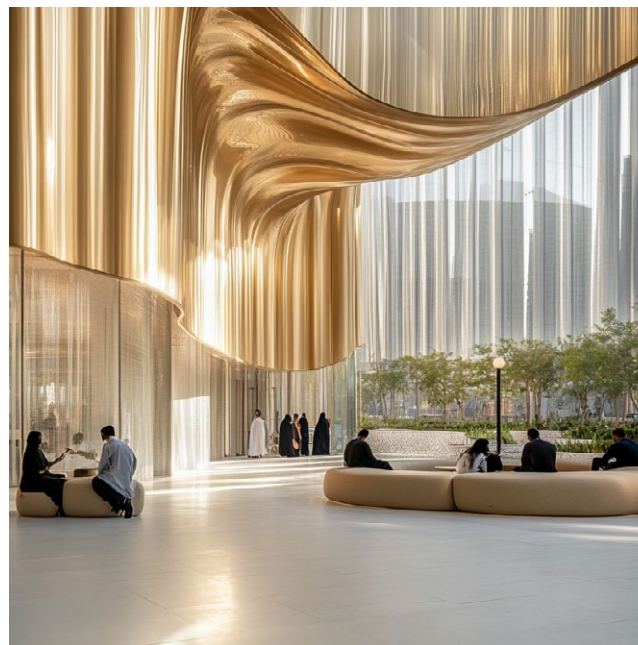
68



Encased in shimmering glass, this building merges elegance with fluidity. Its defining feature—a sculptural, flowing form at the entrance—symbolizes creativity and transformation. This bold yet welcoming gesture invites exploration, creating a space where innovation thrives and the boundaries of possibility ripple outward, shaping the future with every movement.



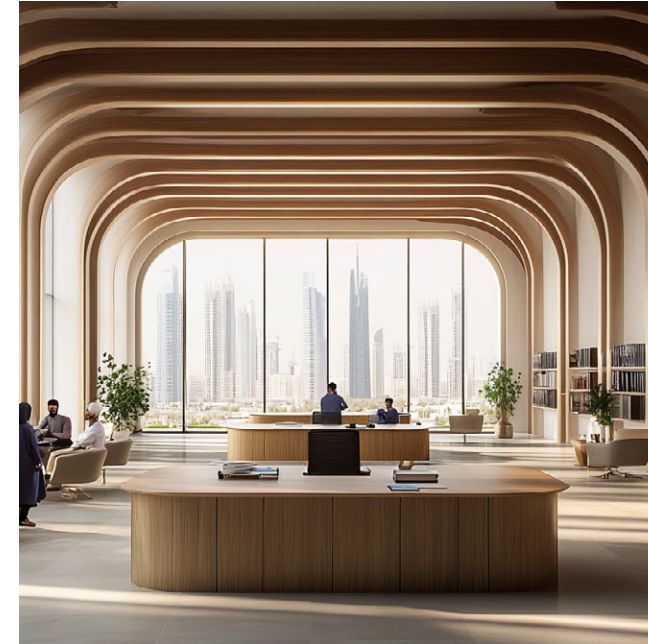
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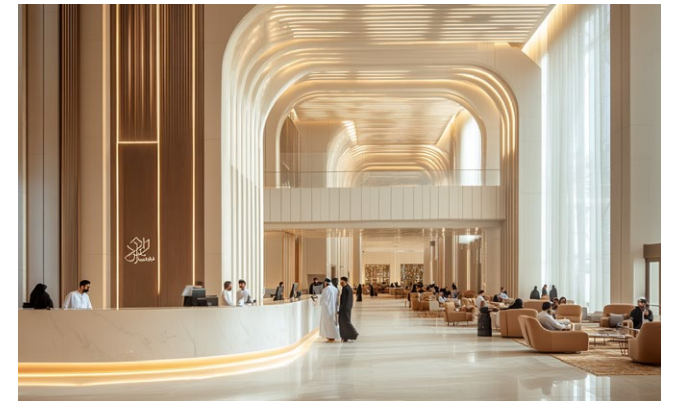
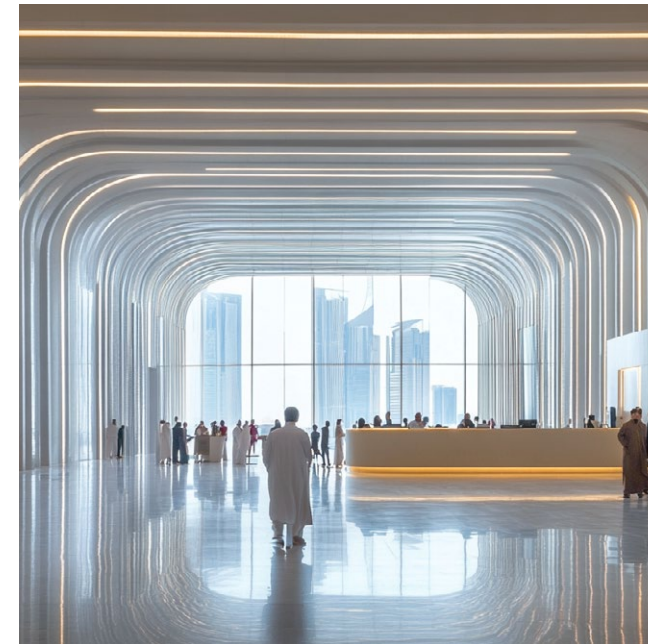


# D11

70



71



Wrapped in a delicate, textured veil of light, this building is a modern monument to innovation and balance. The grand, arched entrances at its base invite openness and warmth, while the precise geometric façade conveys strength. A fusion of elegance and functionality, it fosters creativity and sets the stage for transformation.



# MOSQUE

72



Emerging like sacred stones shaped by time and devotion, this mosque reimagines spiritual architecture with contemporary grace. The angular forms rise boldly, capturing light and shadow to evoke a sense of divine transcendence. Rooted in tradition yet embracing modernity, it creates a serene space where community, faith, and reflection converge.



73









## HWKN

The renowned architectural firm HWKN Architecture is the lead designer on the project. HWKN is based in New York City, and is committed to redefining the built environment through innovation, creativity and contextual design. Recognized as one of the 10 most innovative architecture firms, HWKN seamlessly integrates bold ideas with local influences to create spaces that inspire, engage, and endure. Driven by a passion for collaboration and a focus on sustainability, HWKN partners with clients worldwide to deliver projects that shape communities and elevate urban experiences. Every design reflects a commitment to excellence, creativity, and a vision for a better, more connected future.

[hwkn.com](http://hwkn.com)



## CREDITS

**Al Marwan Group**

**HWKN** - Design Architect HWKN Architecture (New York)





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