Ahmed Eid

Design Manager – Architecture

Design Leadership – Concept to Permit | Façade & BIM Coordination | UAE Authority Approvals

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PERSONAL DETAILS

Date of Birth: 1 September 1991 | Nationality: Egyptian | Visa Status: UAE Residence Visa | Driving Licence: UAE | Languages: English (fluent), Arabic (native)

PROFESSIONAL SUMMARY

Design Manager and architect with 13+ years of regional experience across the UAE, GCC, and North Africa (11+ in architectural consultancy), leading projects from scope definition, timelines, and budgets through concept, technical design, approvals, and delivery. Able to take full ownership of a project from concept to building permit, deliver a concept package on its own—from massing and planning to façade concepts and client presentations—or lead technical design development, permits, and Architect-of-Record approvals. Currently leading a 34-strong multidisciplinary team across Dubai and Cairo, with a record of delivering projects up to AED 800 M and designs of up to 1.5 million sq ft across hospitality, retail, residential, and mixed-use high-rise developments for developers including Emaar, Damac, Omniyat, and Wasl Properties. Hospitality work includes Omoria hotel apartments, the Floating Lido Hotel, Holiday Inn & Hilton Garden Inn (Architect of Record), Langham Place and Sterling Twin Towers for Omniyat, Dubai Hotel Tower, Damac Twin Towers, and The St. Regis Cairo façade. Skilled in project and resource planning, stakeholder and consultant management, quality assurance, risk identification and mitigation, and cost/budget control with variance tracking, achieving AED 15–25 M cost savings and up to 20% saleable-area gains per project through value engineering.

DELIVERY SCOPE

Full ownership – Concept to Building Permit: Leading projects end to end as Design Manager: scope, programme and budget, the multidisciplinary design team, client workshops, and authority approvals. 13 projects, including Omoria, Al Rams Shopping Mall, Abu Alnaga J01 (International Property Awards 2026), Zen Lagoon, Amaya Residence, Malina W1, and Lehbab Fire Station (International Property Awards 2025).
Portfolio: a-eid.com/projects/?role=full-ownership

Concept & Schematic Design: Concept packages from first sketch to client sign-off, covering massing, planning, façade concepts, and presentations, including JVT Tower (47 floors), Mawten Towers (645,800 sq ft), Switzerland Villas (82 villas), Sukoon (International Property Awards 2026), Wadi Degla Tower, and Al Hilal Stadium & Tech City (10.5 million sq ft).
Portfolio: a-eid.com/projects/?role=concept-design-development

Technical Delivery – Design Development, Permits & AOR: Design development, consultant coordination, and authority approvals, including Architect of Record, on Sterling Twin Towers (design development to building permit in two months), Holiday Inn & Hilton Garden Inn (AOR, DCAA building permit), Langham Place, Damac Twin Towers, and the Wasl Vita Mall façade (International Property Awards 2024).
Portfolio: a-eid.com/projects/?role=concept-design-development

Management across all three: multidisciplinary team leadership • client and stakeholder management • scope, schedule, and budget control • risk and change management • authority approvals (DM, DDA, Trakhees, DCD, RTA, DCAA) • value engineering • in-house ERP for workflows, quality checkpoints, and reporting.

CORE SKILLS

Design Management • Architectural Design (Concept, Schematic, Detailed) • Design Reviews • Façade Design & Coordination • Project Planning & Execution (Concept to Tender Delivery) • Multidisciplinary & Consultant Coordination (Structural, MEP, Interior Design, Landscape, Fire & Life Safety, Façade, Sustainability) • Communication & Stakeholder Engagement • Authority Approvals (DM, Trakhees, DDA) • High-Rise Residential, Mixed-Use, Hospitality & Retail • Cost, Budget & Fee Management / Value Engineering • BIM Strategy & Coordination (BEP, LOD, CDE, Revit Standards) • Clash Detection (Navisworks) • Risk Management, Quality Assurance & Site Supervision • RIBA Stages 1–5 • Programme & Resource Planning (Timelines, Milestones, Reporting) • Remote Team Leadership (Dubai & Cairo) • ERP System Development & Internal Workflow Automation

EDUCATION

Bachelor of Architecture (B.Arch.), 5-year degree — Ain Shams University, Cairo, Egypt | 2008 – 2013

Currently studying: BIM Architecture Diploma • LEED Accreditation (candidate)

CERTIFICATIONS

- HarvardX – The Architectural Imagination (edX)
- Autodesk Revit Certified

MEMBERSHIPS & LICENCES

- Society of Engineers – UAE (SOE)
- Trakhees Blue Card
- Trakhees White Card

PROFESSIONAL EXPERIENCE

Design Manager | Nad Alshiba Engineering Consultants (NASEC) | Dubai, UAE | Nov 2022 – Present

Lead the design phase end to end—from scope, timelines, and budgets through concept to the full tender package—across a portfolio of live projects. Lead and motivate a multidisciplinary team of 34 across Dubai and Cairo (20 architects, 6 structural, 5 mechanical, and 3 electrical engineers); coordinate landscape, fire & life safety, façade, and sustainability consultants; manage stakeholders and consultancy fees; and monitor progress, costs, and risks against plan, adjusting resources to keep projects on schedule, within budget, and to the required quality standard. Manage BIM delivery (BEP, LOD, Revit standards, ACC/BIM 360, Navisworks clash coordination). Designed and built an advanced in-house ERP system with internal workflows, quality-control checkpoints, and reporting dashboards to streamline delivery and reporting across all live projects.

Key projects:

- **Zen Lagoon Tower, G+4P+26 floors + roof (mixed-use)**: Dubai, UAE · 303,500 sq ft · Client: Zenova Real Estate LLC · **Scope: Concept to Tender Documents**. Defined the project scope, timeline, and budget and led the multi-disciplinary design team from pre-design concept through the full tender package, facilitating client meetings and presentations.
- **Abu Alnaga J01, G+4P+14 floors + roof (Offices)**: Dubai, UAE · 157,200 sq ft · Client: Abu Alnaga Developments · **Scope: Concept to Building Permit**. Took full ownership of the project from concept through approvals, leading the multidisciplinary team, maintaining direct client engagement through weekly meetings, and securing all required authority approvals.
- **Al Rams Shopping Mall, B+G+3+R (Retail)**: Al Khawaneej, Dubai · 1,475,700 sq ft · Client: Al Nasr Sports Club · **Scope: Concept to Building Permit**. Leading the design from concept to the building permit for a shopping mall with retail, cinemas, a food hall, a medical centre, and a gym above a 932-space basement car park; currently under permitting.

- **JVT Tower, 3B+G+7P+47+R (Offices)**: Jumeirah Village, Dubai · 503,800 sq ft · Client: Mr. Ahmed Sankary · **Scope: Concept to Building Permit (at concept stage)**. Led the concept design for a landmark 47-floor commercial tower, directing a biophilic façade with cascading green terraces and a bronze-toned structural exoskeleton that reduces solar heat gain.
- **Abu Alnaga I01, B+G+16 Floors + roof (Residential)**: Dubai, UAE · 489,800 sq ft · Client: Abu Alnaga Developments · **Scope: Concept to Building Permit**. Set the project scope and design vision for a high-end residential development, balancing efficiency and saleable area against budget through value engineering, and secured DDA approval.
- **Omoria, B+G+7 (Hotel apartments)**: Dubai Islands, Dubai · 245,400 sq ft · Client: Innovate Projects Development · **Scope: Concept to Building Permit**. Led the design from concept to the building permit for a 54-suite hotel apartment building, coordinating the architectural, interior design, structural, and MEP teams and running regular design reviews with the client.
- **The Place Tower, 2B+G+HC+14T (Residential)**: Dubai, UAE · 300,500 sq ft · Client: The Place Group · **Scope: Concept to Tender Documents**. Planned timelines and deliverables and led the design team through tender documents, facilitating communication between the client and consultants and managing client modifications.
- **Lehbab Fire Station, B+G+1st & G+1 (offices & accommodation)**: Dubai, UAE · 18,300 sq ft · Client: Dubai Civil Defense (DCD) · **Scope: Concept to Tender Documents**. Defined scope and led the design team from pre-design concept through tender documents, assigning tasks and monitoring progress against plan.

Other projects:

- **Amaya Residence, B+G+2P+HC+13T (Residential)**: Dubai, UAE · 207,700 sq ft · Client: POLYGON Real Estate LLC · **Scope: Concept to Building Permit**.
- **Malina W1, G+2P+HC+13T (Residential)**: Dubai, UAE · 199,100 sq ft · Client: JVC Buying and Selling Real Estate · **Scope: Concept to Construction (client representative)**.
- **Switzerland Villas, 82 villas in the Heart of Europe**: Dubai, UAE · 570,500 sq ft · Client: The Heart of Europe · **Scope: Concept**.
- **Floating Lido Hotel, 2 Underwater floors + G + 4T**: Dubai, UAE · 51,700 sq ft · Client: The Heart of Europe · **Scope: Schematic to Building Permit**.
- **World Fire Emission Reduction Alliance, B+G+1st (Governmental)**: Dubai, UAE · 84,000 sq ft · Client: Dubai Civil Defense (DCD) · **Scope: Concept to Tender Documents**.
- **Wasl Vita Mall**: Dubai, UAE · 397,800 sq ft · Client: Wasl Properties · **Scope: Design Development to Completion**.
- **Food Tech Valley Masjid (1,700 worshippers)**: Dubai, UAE · 82,900 sq ft · Client: Wasl Properties · **Scope: Concept to Building Permit**.
- **Sukoon, villa community master plan (Residential)**: Sharjah, UAE · 3- to 6-bedroom villas, lagoon and community mall · **Scope: Concept**.

Lead Architect | James Cubitt & Partners | Cairo, Egypt | Dec 2021 – Nov 2022

Working mainly on design sketches for new high-rise residential and mixed-use projects, coordinating between Abu Dhabi, Jeddah, and Cairo teams to provide a full pre-concept and concept packages for the developer's review including many options that would satisfy the client purpose through GFA efficiency, form elegance, and project's economic values.

Key projects:

- **Mawten Towers (Residential)**: Jeddah, KSA · 645,800 sq ft · Client: Mawten Group · **Scope: Concept**.
- **JLT Danube Twin Towers G+35 (Residential, retail)**: Dubai, UAE · 861,100 sq ft · Client: Danube · **Scope: Concept**.
- **Al Hilal New Stadium & Tech City (Sports village)**: Riyadh, KSA · 10,548,600 sq ft · Client: Saudi Hilal Sports Club · **Scope: Concept**.

Senior Design Architect | Salama Structural Engineers (SSE) | Dubai, UAE | Jul 2017 – Dec 2021

Joined SSE as a Senior Design Architect, handling many of the company's projects regionally in the Middle East in UAE, KSA, Oman, Kuwait and Egypt going through all design stages and phases as well as being the connection point between all the design teams in each country and heading a design team of four other teammates in Dubai.

Key projects:

- **Wadi Degla Sports Club/G+34 Tower (Sports Club, Hotel)**: Dubai, UAE · 828,800 sq ft · Client: Wadi Degla Holding · **Scope: Concept to Schematic**.
- **Damac Twin Towers G+32 (Residential, Hotel)**: Riyadh, KSA · 1,044,100 sq ft · Client: Damac · **Scope: Design Development**.
- **Muscat Palace (Residential)**: Muscat, Oman · 1,399,300 sq ft · Client: Khalid bin Hamad Al Busaidi · **Scope: Concept to Construction**. Providing full design sketches and drawings starting from the pre-design concept sketches till the tender documents applying to client needs and frequent modifications and updates requested as well as following up site condition, RFIs, and contractor requirements.
- **Port Rashid Residence (Residential, Mixed-use)**: Dubai, UAE · 615,800 sq ft · Client: Emaar · **Scope: Architect of Record (concept approval)**.
- **Holiday Inn & Hilton Garden Inn (Residential, Hotel)**: Dubai, UAE · 1,291,700 sq ft · Client: Kingston Holdings · **Scope: Architect of Record to Building Permit**. AOR "Architect Of Record" Leading the project progress to the Building Permit approval from DCAA obtaining all related authorities approvals for both projects such as RTA, DCD, DCCA (now DDA), Du, Empower, Dubai Police, and environmental approvals as well as attending/performing all coordinating meetings between the client representatives Faithful+Gould (F&G), The lead architects "EDGE Architects" and all other project parties.
- **Emaar District Cooling Plant (Facility)**: Dubai, UAE · 344,400 sq ft · Client: Emaar · **Scope: Design & Documentation**.

Architect | Jouzy Consulting Engineers | Dubai, UAE | Aug 2016 – Jul 2017

Joined Jouzy as an architect especially in the design development stage on some existing projects proposals and meeting client's cost-reduction requirements and area savings, pushing the projects forward with the authority and structural teams to meet the Area/Cost targeted as well as working on design concept stage for some other projects.

Key projects:

- **Sterling Twin Towers G+24 (Residential, Hotel)**: Dubai, UAE · 744,000 sq ft · Client: Omniyat Developers Group · **Scope: Design Development to Building Permit**. Providing design development facilities for the twin towers of Sterling with a group of teammates leading the project to the final Building permit and all other related approvals within a short period of time of two months constrained by the Omniyat.
- **Dubai Hotel Tower (Hotel)**: Dubai, UAE · 869,700 sq ft · Client: Mohammed Saad Alromaihi · **Scope: Design Development**. Providing design development facilities for the project by increasing the proposed saleable units and applying extra five 2BR apartments, twelve 1BR apartments and 15 suites.
- **Oud Al Muteena Housing project (Residential)**: Dubai, UAE · 1,937,500 sq ft · Client: Mohammed Bin Rashid Housing Establishment · **Scope: Concept to Schematic**.
- **Hatta Housing project (Residential)**: Dubai, UAE · 1,631,800 sq ft · Client: Mohammed Bin Rashid Housing Establishment · **Scope: Concept to Schematic**.
- **Al Furjan 04 G+12 (Residential)**: Dubai, UAE · 226,000 sq ft · Client: Al Jaziri Group – Motors · **Scope: Design Development (value engineering)**.
- **Al Furjan 05 G+10 (Residential)**: Dubai, UAE · 194,800 sq ft · Client: Al Jaziri Group – Motors · **Scope: Design Development (value engineering)**.

- **Langham Place G+34 (Residential, Hotel)**: Dubai, UAE · 526,400 sq ft · Client: Omniyat Developers Group · **Scope: Design Development to Building Permit**.

Junior Architect | Inspiration Consulting Engineers (ICE) | Dubai, UAE | Mar 2015 – Aug 2016

Joined Inspiration as a junior architect reporting to the senior architect as a part of a team introducing design concepts for residential towers and hotels going through the local authorities building regulations and attending meetings with clients and authority engineers assisting in delivering all required documents and drawings, although had the responsibility later in the company to take over some projects individually with independent design concept proposals.

Key projects:

- **Al Sofouh Tower G+40 (Residential, Mixed-use)**: Dubai, UAE · 645,800 sq ft · Client: Al Zarooni Group · **Scope: Schematic**.
- **Nadd Al-Humar Tower G+10 (Residential)**: Dubai, UAE · 155,000 sq ft · Client: Al Zarooni Group · **Scope: Concept & Preliminary Approval**.
- **Nadd Al-Humar Tower G+8 (Residential)**: Dubai, UAE · 121,600 sq ft · Client: Al Zarooni Group · **Scope: Concept & Preliminary Approval**.
- **JVC Tower G+19 (Residential)**: Dubai, UAE · 282,000 sq ft · Client: Babar Shabbir Khan · **Scope: Schematic to Design Development**.
- **International City G+5 (Residential)**: Dubai, UAE · 146,400 sq ft · Client: Babar Shabbir Khan · **Scope: Schematic to Design Development**.
- **Al Mamzar Tower G+19 (Residential)**: Dubai, UAE · 290,600 sq ft · Client: Al Zarooni Group · **Scope: Design Development**.

Facade Architect | Fibrex Construction Group | Cairo, Egypt | Jul 2013 – Mar 2015

Joined Fibrex as a façade architect designing GRC & GRB details and connections and releasing the required shop drawings to be manufactured as well as following up with site condition and installing process.

Key projects:

- **The St. Regis Hotel G+34 (Hotel)**: Cairo, Egypt · 1,033,300 sq ft · Client: Qatari Diar Real Estate Investment · **Scope: Façade Technical Design & Shop Drawings**.

AWARDS

- International Property Awards 2026 – Office Architecture, Dubai (Abu Alnaga J01)
- International Property Awards 2026 – Residential Development 20+ Units, Sharjah (Sukoon)
- International Property Awards 2025 – Best Service Project (Lehbab Fire Station)
- International Property Awards 2024 – Best Renovation Project (Wasl Vita Mall)

SOFTWARE

Revit (Autodesk Certified), AutoCAD, Navisworks, ACC/BIM 360, SketchUp, Rhino, 3ds Max, Enscape, Lumion, AI rendering, Adobe CS, MS Office