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CVTEC completes new luxury complex in Dubai called Sherena Residence

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Located in Dubai's Majan District near the [Al Barari community](#), Sherena Residence is an upcoming 500,000ft² development consisting of 300 apartments and penthouses developed by Rose Homes Investments and designed by the Dubai-based [CVTEC Consulting Engineers](#).

Named after the pearl oyster that Emirati traders once called 'Sherena', the contemporary-styled project is a luxury residential community designed to ensure that all of the spacious units welcome plenty of sunlight with views of the elevated lush garden and community space on the building's podium level.

Simplicity, constructability and floor plate efficiency were the key principles of the architectural design. This maximised the project's efficiency and the developer's profitability. All of the apartments were sized after careful research to ensure they met the market's demands – accordingly the developer's off-plan sales target was achieved in less than six months.



Photo by Aasiya Jagadeesh



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Sherena Residence was developed on four plots merged together, and laid out in a U-shaped form with three wings where open spaces, community facilities and a pool are elevated and centrally located to ensure that most of the apartments have community views and are not facing each other, as originally planned by the master planners of the Majan District.

The variety of unit types and balconies, shapes and orientations, as well as the mix of sold and leased-off apartments, create a lively compound – the development becomes a community instead of a set of bland units.

Design fundamentals such as vegetation, flow through ventilation, natural light and solar control are intended to boost and deliver a pleasant living environment for the future residents and tenants of Sherena Residence. Large communal recreation spaces are accessible to users emphasising the boutique nature and high level of amenity this development will offer while raising the architectural and environmental design benchmark.

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