



Feri Rezayan

Dottore Architetto
Founder & Managing Director
of Surreal Space Studio

Founder & Principal Designer

Feri is a highly knowledgeable, innovative, and dedicated architect with a unique dual outlook shaped by his formation, training and work experiences in both Italy and the Middle East. His passion lies in creating harmonious spaces that seamlessly blend tradition with modern aesthetics and functionality. Having worked on projects in Florence Italy, Buenos Aires Argentina, Dubai, Qatar and Mecca / Riyadh KSA, Feri brings a global perspective to his designs. His strong interest in materials, honed during his time in Italy, brings an exciting and contemporary edge to his work. He possesses an in-depth understanding of physical problems, technologies, and sustainable solutions, allowing him to create internal conditions of comfort and protection against extreme climates. His advanced knowledge of site organization, safety, and traditional construction techniques ensures that each project is executed to the highest standards.

Professional Journey: With a rich background spanning Architecture Design, Interior Design, Site Supervision, Project Management, Design Management and Technical Coordination, Feri has honed his skills across diverse roles. His European experience equips him to work optimally within varied budgets, delivering creative and practical solutions that align with client goals.



His first decade into construction is mainly spent in Florence (IT), the heart of Art and renaissance in Europe, where he completes his doctorate studies while working simultaneously as an Architect; When Feri made the pivotal decision to move to Dubai in 2014, he found himself at the doorstep of Atkins, a renowned global engineering and design consultancy. Joining Atkins marked a turning point in his career, opening doors to a world of architectural innovation and collaboration. It provided Feri with a platform to engage with ground breaking projects, mixed-use developments, iconic structures and urban transformations such as Blue Waters Island, Dubai Opera, Mall of the Emirates, Dubai Metro, Dubai Airport, Habtoor City and Water's Edge by Aldar on Yas Island Abu Dhabi. His role within the organization allowed him to contribute to the fabric of Dubai's skyline, shaping spaces that seamlessly blended functionality, aesthetics, and sustainability.

As he immersed himself in the vibrant architectural landscape of the Middle East, Feri's dual outlook—forged by his Italian roots and international experiences, became a valuable asset. His appreciation for tradition harmonized effortlessly with the region's penchant for modernity, resulting in designs that resonated with diverse audiences.

Through Atkins, Feri honed his technical acumen, navigated complex regulations, and cultivated relationships with clients, developers, and authorities; the studio's collaborative ethos fuelled his creativity, propelling him toward projects with Emaar, Aldar, Meraas, Habtoor and other industry giants. In retrospect, Feri acknowledges that his tenure at Atkins was more than a job, it was an incubator for his passion, a canvas for his ideas, and a Launchpad for his entrepreneurial spirit. The exposure he gained during those formative years laid the groundwork for his own Architecture and Interior Design & Implementation studio in Dubai.

Design Philosophy: Feri's approach combines meticulous attention to technical detail with innovative interior design concepts. Whether working on small-scale residential projects or large commercial developments, he adapts effortlessly to the unique requirements of each space. His journey reflects a passion for creating spaces that resonate with both tradition & innovation, simplicity & function. Our studio promises transformative designs that elevate the human experience.

Expertise & Portfolio: With over 20 years of experience in the construction industry, including a decade in the Middle East, Feri has worked as an Architect, Interior Designer, Site Architect, Project Manager, Design Manager & Technical Coordinator; During this time he has contributed to an impressive array of mixed-use developments, from residential and retail spaces to commercial hubs, hospitality venues, educational facilities, and transportation hubs, he has partnered with renowned developers such as Emaar, Aldar, Meraas, Al Futtaim, Habtoor, Lootah, Qiddiya etc. He leverages this expertise to create comfortable, climate-responsive interiors that stand the test of time.

His excellent interpersonal skills enable him to interact across all levels, managing client expectations while navigating regulatory regulations and working effectively in intercultural environments. His extensive knowledge of local and international authorities, regulations and procedures, including Eurocodes, Dubai Municipality, Trakhees, Nakheel and Dubai Civil Defence, further underscores his expertise.

Relevant Project Experience:

Atkins (Design and Site supervision):

- Al Habtoor Residence, Dubai, United Arab Emirates, is a high-rise development with three luxury residential towers (two of 72 and one of 52 floors) sitting on a common podium. The construction budget is 1,450,000,000 AED for a total GCA of 391,000 sq. m.
- Water's Edge, Abu Dhabi, United Arab Emirates, Client: Aldar: High density mixed-use development (Residential + Retail) located on a reclaimed waterfront land to the southeast of Yas world in Abu Dhabi. BUA is 500,000 sqm for approximately 4,400 residential units designed within 23 mid-rise residential blocks ranging between G+7 and G+12 (with a maximum height of 60.0 m), two mosques, community facilities and retail hubs.
- Dubai Creek Harbour Plots E.014 & E.015, Dubai, United Arab Emirates, Client: Emaar: two plots of mixed used development with unified multi-storey podium car park, retail, amenities, townhouses and two residential towers (G+42 & G+48).
- Blue Waters, Dubai, United Arab Emirates, Client: Mirage: A180,000m² hospitality development located within the Blue Waters Island near Dubai Marina, comprising a 178 key, 5-Star Luxury Hotel, 301 keys, 5-star Family Hotel, Two Luxury 120 key Serviced Apartments, Beach Club and Conference Centre.
- Riyadh metro, Riyadh, KSA. viaduct architectural package (lines 4, 5 and 6), Riyadh, Saudi Arabia, Client: High Commission for the Development of Arriyadh: The Three lines have a total length of 64.43 km which is slightly more than a third of the new network of Riyadh; there are 26.44 km of tunnels and 23.79 km of viaducts, connecting 25 stations across key locations in the city.

Atkins (Technical Bid Coordinator and PM):

- Dubai Creek Harbour (DCH) Creek Park District, Dubai, U.A.E – Lead consultant – a mixed use (mainly residential) district within the DCH containing the Tower (by Santiago Calatrava).
- Dubai World Trade Centre (DWTC) One Central, Dubai, U.A.E – Lead Consultant – consists in Three high-rise residential towers.
- Entisar Tower by Azizi, Dubai, U.A.E – The second tallest tower in Dubai located in Sh. Zayed road, mixed-use Residential and Hospitality.
- Mall of Emirates (MOE) East and West End extension, Dubai, U.A.E – Majid Al Futtaim Malls, intends to expand and renovate some parts of one of the largest malls in the Middle East.
- AL Qiddiya Master Plan in Saudi Arabia – this project involved the development of a new district (city) and required the infrastructure and Master planning team's complete involvement.
- The Address Business Bay, Dubai, U.A.E – Luxury Hospitality development

Previous:

- La Corte, Dubai, UAE – client: Lootah Real Estate Development: Located at the Jumeirah Village Circle this residential complex (built on 5 plots) consists in 3 nos. of residential low-rise buildings (B+G+4) and 2 residential flex town houses of 17 and 15 units (G+2), approximately 450 Keys. Total BUA of 602,240 Sqft. Cost: AED 125M.
- Villa Communities in Al Sofouh and Al Barsha, Dubai, UAE - Client: Confidential Al Sofouh villa Community with 30 villas (4-bed) and 2 community facilities & Al Barsha community including 21 villas and a community facility centre. GFA: 15,600 Sqm.
- Orion Residence, Dubai, United Arab Emirates, Client: Orion Holding: Mixed use Residential & Retail (2,000 Sqm) low-rise building of B+G+5 located in Al Barsha South; BUA: 31664 Sqm.
- Public Residence (Edilizia pubblica) Piazza Alberti, Florence, Tuscany, Italy, Client: Comune di Firenze (Municipality): This mixed-use complex includes 150 residential flexible apartments within 6 modular G+4 structures, a community park and a public library.
- Fabbricone Cultural Centre (Revitalization), Prato, Italy, Client: Confidential: Located in Prato (Tuscany Province, Italy), this multi-functional complex consists in a cinema, a theatre and a museum (History of the Fabbricone as the oldest textile factory in Italy). BUA: 11978 sqm.
- Museum of Contemporary Arts, Buenos Aires, Argentina, Client: Confidential: This complex consists in an Auditorium, various indoor and outdoor exhibition spaces and a restaurant providing an accessible ramped roof from the plaza. BUA: 9849 sqm.
- Exhibitional Pedestrian Bridge-Parking, Florence, Italy, Client: Comune di Firenze: Located in Piazza Dell'Indipendenza, this 4B+G+1 structure features 2 exhibition halls and 4 Basement parking levels, while creating retail areas and bus stops on the ground (Plaza) level. BUA: 4300 sqm.
- Alzheimer unit of the ex-hospital and monastery of San Pietro, Mugello, Italy, Client: Confidential: The Facility is located at Luco di Mugello (Tuscany Province) and includes two specialized medical Alzheimer units (15-bed each); it's designed to respect the special needs and maximise the safety and well-being (way finding etc.) of the patients. BUA: 2650 sqm

Technical and Professional training

- RIBA Part 3, ARB Registration.
- Autodesk BIM professional user (Revit) course 2014.
- Construction Design Management (CDM) 2015.
- BIM Standard Awareness – Section 1.
- BIM Standard Awareness – Section 2 – Process
- BIM Standard Awareness – Section 3B – Standard Method and Procedure.
- BIM Standard Awareness – Section 3A – Information Model Management.
- Project Finance (SCR, On-cost, Revenue, Expenses, Depts, KPI, Budget etc.).
- Managing Health & Safety during the Design Phase.
- Safe by Choice (HSE During Construction Phase).
- Commercial and Contract Awareness.
- Information Assurance.
- Effective Body Language in Negotiations.
- Acting Decisively.
- F+G Sustainability.
- Effective Conversations – Toolkit.
- Competitive Marketing Strategies: Conducting an Internal Analysis.
- Increasing Competitiveness through Collaboration.
- Protecting our information.
- Data Privacy Compliance.
- HSE Training – 2018.
- Business Partner Due Diligence. The importance of doing a self-check.
- The importance of doing a self-check.