— AHS —

TWIN TOWERS

AHS
PROPERTIES



DESIGNED FOR BUSINESS

DEFINED BY EXPERIENCE



ABBAS SAJWANI
FOUNDER & CEO

“Our goal is not simply to develop remarkable landmarks, but to create spaces that stand the test of time in quality, purpose, and experience.”

Abbas Sajwani is an Emirati entrepreneur, raised in an environment where development and capital were part of daily life.

In 2021, he founded AHS Properties, rapidly growing it into one of the fastest-rising development firms in Dubai and carving a prominent place in the ultra-luxury market. His vision attracted some of the world’s most renowned architecture and design firms, with Abbas Sajwani driving every decision, from the scale of a structure to the finest detail.

In 2026, Forbes recognised him as the youngest billionaire in real estate globally and the youngest Arab billionaire in the world.

ARCHITECTURE BY

Gensler

Gensler is the largest architecture and design firm in the world by revenue and headcount, with over 6,000+ professionals across more than 50 locations worldwide.

Gensler's approach to office design focuses on creating human-centric destinations rather than just functional workspaces. Their conceptual frameworks emphasise extreme adaptability, sustainability, and support for a hybrid workforce.



RAMS VILLAGE AT WARNER CENTER,
CALIFORNIA



SHANGHAI TOWER,
CHINA



CENTRAL PARK HOUSE,
METRO VANCOUVER, CANADA



THE TOWER AT PNC PLAZA,
PITTSBURGH

INTERIOR BY

AHS atelier
STUDIO | INTERIOR | DESIGN

FROM CONCEPT TO COMPLETION

AHS Atelier is the exclusive design division of AHS Properties in Dubai, offering bespoke interior design, private yacht and aviation interior design solutions. With a team of specialist designers and artisans, it delivers tailored experiences that reflect each client's unique identity through considered detailing and unmatched craftsmanship.



INTERIOR DESIGN



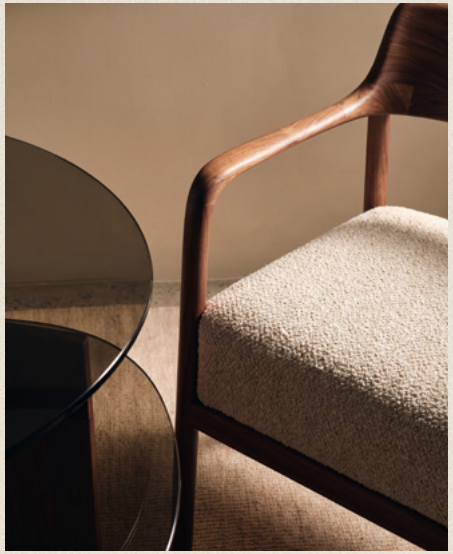
FURNITURE AND FIXTURES SELECTION



RENOVATION & INTERIORS FIT-OUT



PROJECT MANAGEMENT



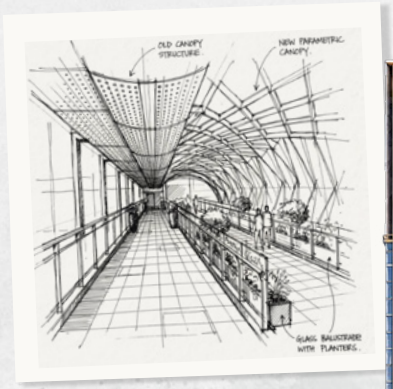
PRIVATE OFFICE

A LANDMARK REIMAGINED

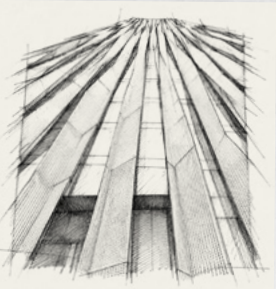
After more than two decades as one of Dubai's most recognised hospitality landmarks, AHS Twin Towers marks the evolution of an iconic address into a new generation of Grade A commercial space. Inspired by the fluid forms of desert dunes, the transformation introduces a refined architectural language that honours the building's original character while creating a distinctive new expression for the landmark address.

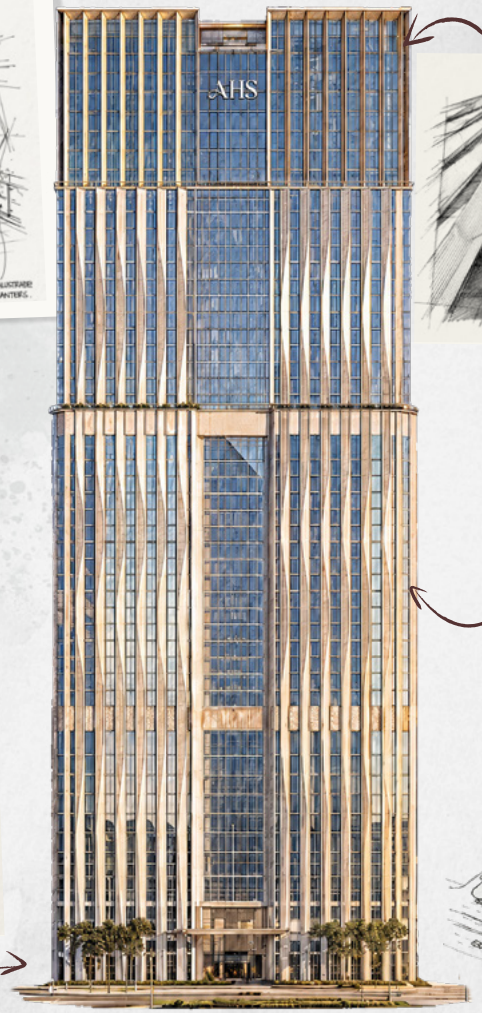


Shangri-La Hotel, 2003

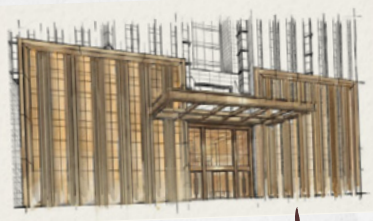


Inspired by the desert dune forms

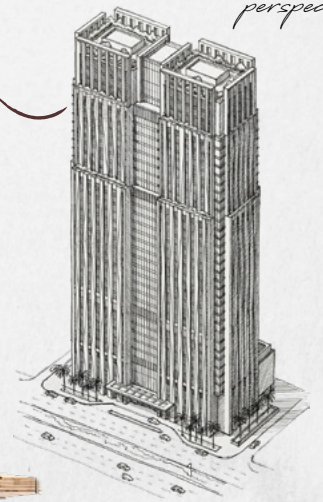




Framing the beginning of every journey



Isometric perspective





A DESTINATION FOR THOSE

WHO SHAPE WHAT'S NEXT

AHS TWIN TOWERS

THE NEW POWER ADDRESS

AHS Twin Towers is a landmark Grade A commercial address on Sheikh Zayed Road, redefining one of Dubai's most recognised locations through architectural distinction, prime positioning, and a new vision for the modern workplace.

Created for organisations shaping the future of business, the development offers unrivalled connectivity and an elevated workplace environment in the heart of Dubai.





AT THE CENTRE OF IT ALL

2 MINS.
TO DUBAI METRO

3 MINS.
TO DOWNTOWN

3 MINS.
TO BURJ KHALIFA

3 MINS.
TO DUBAI MALL

5 MINS.
TO DIFC

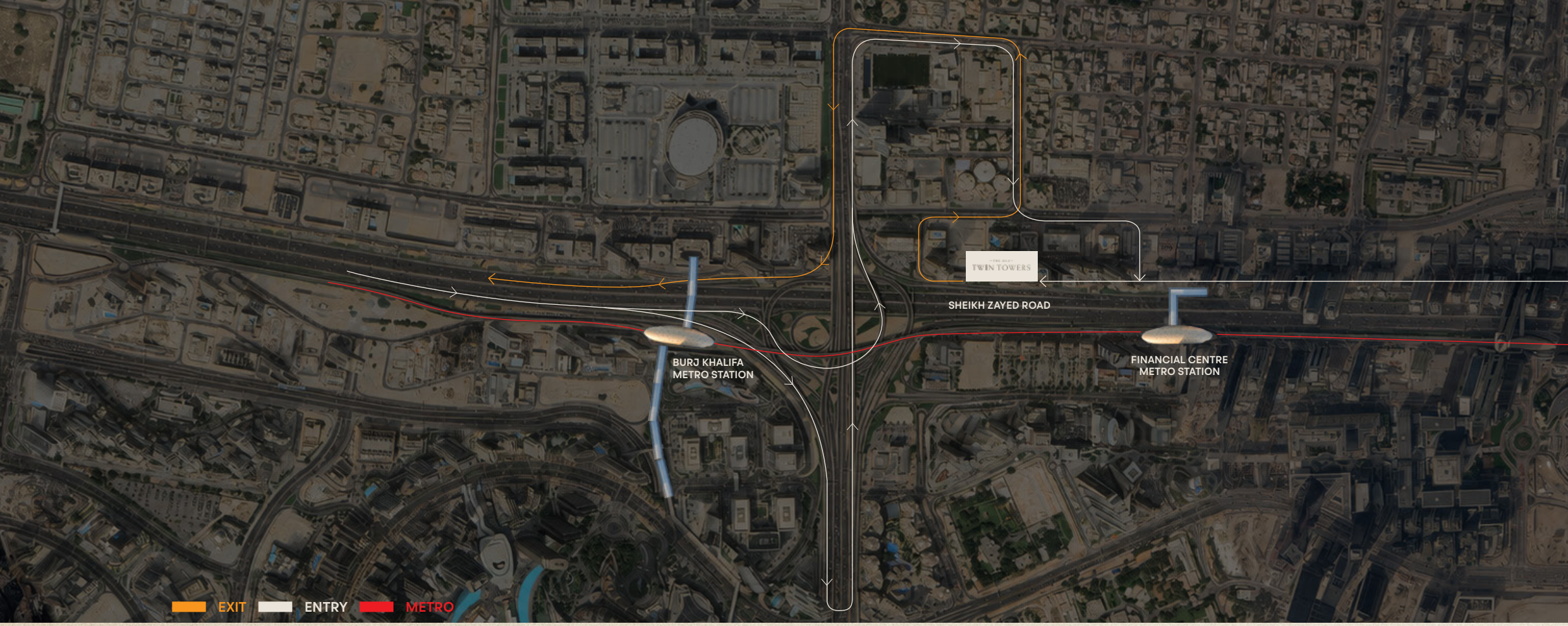
5 MINS.
TO WORLD TRADE CENTRE

5 MINS.
TO EMIRATES TOWERS

10 MINS.
TO BURJ AL ARAB

10 MINS.
TO DUBAI MARINA

15 MINS.
TO DXB INTL. AIRPORT



WHERE THE CITY CONNECTS

Sheikh Zayed Road is more than a location; it is Dubai's defining commercial artery. Situated at the centre of this iconic corridor, AHS Twin Towers offers direct access to key business districts, major landmarks, and the city's most significant hubs, with Financial Centre Metro Station just minutes away and Dubai International Airport within easy reach.

FLEXIBILITY BY DESIGN

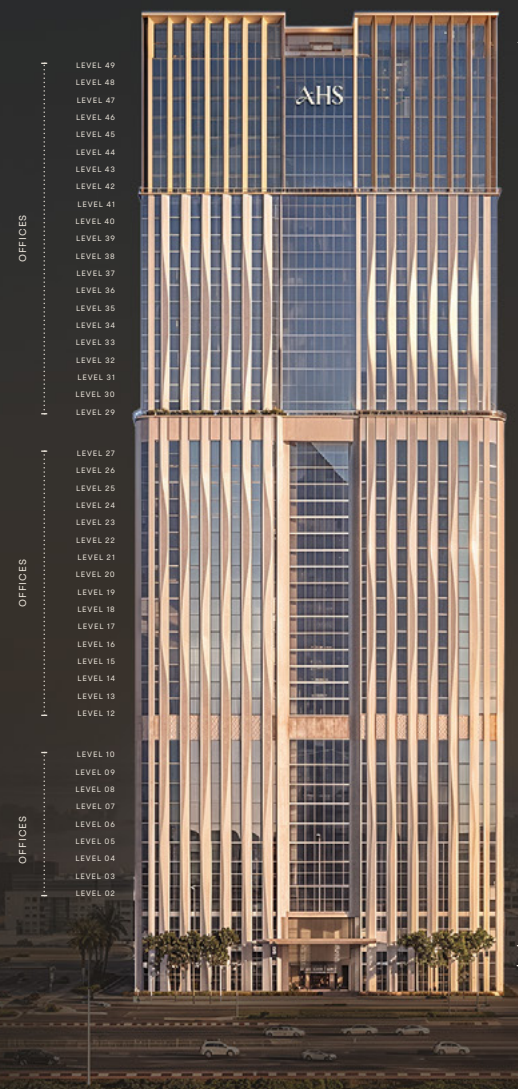
AHS Twin Towers offers a range of ownership opportunities while maintaining the same quality of address, environment and experience.

OPTION 1
ULTRA GRAND OFFICES
FULL FLOOR LAYOUT

OPTION 2
GRAND OFFICES
HALF FLOOR LAYOUT

OPTION 3
EXECUTIVE OFFICES
4-SPLIT LAYOUT

OPTION 4
INDIVIDUAL OFFICES
9-SPLIT LAYOUT



ROOFTOP
SKY GARDEN

LEVEL 01
THE GOURMET FOOD HALL

GROUND FLOOR
THE GRAND ARRIVAL

BASEMENT 01
BUSINESS AMENITIES

BASEMENT 01 & 02
WELLNESS & FITNESS AMENITIES

12,000+ SQ.FT.
CULINARY EXPERIENCES

30,000+ SQ.FT.
AMENITIES

1,000+
PARKING

EAST

DOWNTOWN | BURJ KHALIFA | BUSINESS BAY



AHS TWIN TOWERS


ROVE

WEST

PENINSULA ISLAND | JUMEIRAH BEACH





01. AN EFFORTLESS PRELUDE

THE GRAND LOBBY | GROUND FLOOR

The grand lobby anchors the arrival experience, bringing together business, social interaction and everyday conveniences within the principal gateway to the tower.

17,000+ SQ.FT. OF ARRIVAL EXPERIENCE

GROUND FLOOR

LOUNGE
Generous seating creates an inviting place to meet, wait, or pause within the energy of the main lobby.

LOBBY
The building's central heart brings together architecture, landscape, hospitality, and circulation within a memorable first impression.

ENTRANCE FOYER
A grand threshold establishes the building's sense of address, marking the transition from city to interior.

ESPRESSO LOUNGE
Barista-crafted coffee and refreshments create an animated focal point woven naturally into the rhythm of the lobby.



WATER FEATURE
Sculptural water introduces reflection, sound, and gentle motion, bringing a sensorial layer to the building's arrival sequence.

COFFEE BAR
Freshly brewed coffee and crafted beverages offer a convenient pick-me-up for quick breaks, casual catch-ups, or recharging moments.

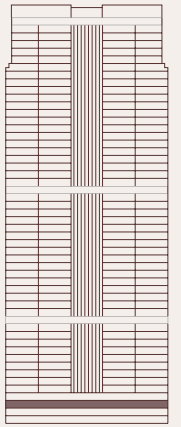
AHS SALES CENTRE
An immersive showcase presenting the AHS vision through design, storytelling, and a closer encounter with its portfolio.

GRAND STAIRWELL
A sweeping staircase makes an architectural statement, its sculptural form creating a striking connection between the adjoining levels.

RETAIL AREA
A selection of retail offerings adds discovery and convenience, enriching the everyday journey through the ground floor.

LAYOUT OVERVIEW

1. ENTRANCE FOYER
2. GRAND LOBBY
3. RECEPTION
4. LOUNGE
5. ESPRESSO LOUNGE
6. WATER FEATURE
7. COFFEE BAR
8. RETAIL AREA
9. AHS SALES CENTRE
10. GRAND STAIRWELL
11. RESTROOMS



GROUND FLOOR







THE LOBBY

A DRAMATIC INTERPLAY OF LIGHT, GREENERY AND SCULPTURAL DETAIL.



A SENSE OF ARRIVAL

THE LOBBY | GROUND FLOOR

More than a point of entry, the arrival experience is designed to be effortless in every sense. From valet parking and concierge services to the grand reception, every touchpoint is carefully orchestrated to create a seamless transition throughout the space.



THE LOBBY

A REFINED EXPRESSION OF CONTEMPORARY DESIGN AND TIMELESS ELEGANCE.



GRAND PROPORTIONS MEET

FLUID ARCHITECTURAL FORMS.



THE SOCIAL HUB

GROUND FLOOR

Designed as the social heart of AHS Twin Towers, the ground floor brings together a curated collection of retail experiences, a coffee bar lounge, and welcoming shared spaces. From morning coffee to informal meetings and the everyday moments in between, it provides a relaxed setting to connect, pause, or simply enjoy a change of pace throughout the day.





CAFE & RETAIL

A RELAXED SETTING FOR THE MOMENTS IN BETWEEN.



02. COLLABORATION, CULTIVATED

BUSINESS WING | BASEMENT 01

The Business Wing extends the workplace beyond the office, creating additional settings for collaboration, connection and the changing demands of the working day.

4,000+ SQ.FT. OF BUSINESS AMENITIES

BASEMENT 01

BUSINESS LOUNGE
An informal professional setting shaped for spontaneous exchanges, casual catch-ups, and productive moments between scheduled engagements.

LIFT LOBBY
The lift lobby provides an intuitive connection to the Business Wing, creating a clear point of arrival and orientation.



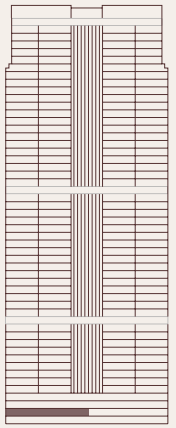
BUSINESS SUITE
Private suites offering a focused environment for individual work, smaller discussions, and conversations requiring greater discretion.

BOARDROOMS
Purpose-built boardrooms set the stage for presentations, strategic dialogue, collaborative sessions, and decisions that move business forward.

BUSINESS RECEPTION
A dedicated concierge desk assisting visitors with meeting coordination, directions, and access throughout the adjoining business facilities.

LAYOUT OVERVIEW

1. FLOOR RECEPTION
2. BUSINESS RECEPTION
3. BUSINESS LOUNGE
4. BUSINESS SUITE
5. BOARDROOMS
6. RESTROOM



BASEMENT 1





BUSINESS AMENITIES FOR EVERY NEED

BASEMENT 01

Purpose-built for the needs of modern professionals, the business wing combines a lounge with dedicated business and conference facilities, created with efficiency and convenience in mind. Whether hosting clients, holding private meetings, or collaborating with colleagues, every space is designed to support productivity with ease.



03. BALANCE, BUILT IN

WELLNESS | BASEMENT 01 & 02

Designed around the demands of modern working life, the Wellness floors offer spaces to move, recharge and reset, all within easy reach.

30,000+ SQ.FT. OF WELLNESS & FITNESS AMENITIES

BASEMENT 02

POOL LOUNGE
A place to pause between swims, with comfortable seating for relaxation, conversation, and time spent beside the pool.

HOT PLUNGE
Warm-water immersion encourages muscles to release and the body to unwind following training or more active pursuits.

LAP POOL
Purpose-built for uninterrupted swimming, supporting lap training, aquatic conditioning, and sustained movement through the water.

FREE WEIGHTS ZONE
A strength-focused training space for free-weight exercises, progressive resistance, functional movement, and individual performance goals.



SPA LOUNGE
A quiet setting for unwinding before or after treatments, extending the spa journey beyond the treatment room.

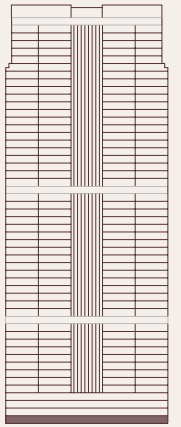
GROOMING & BEAUTY SALON
A dedicated destination offering professional hair, beauty, grooming, styling, and personal-care services for men and women.

JUICE BAR
Fresh juices, functional blends, and nourishing refreshments provide a natural pause before or after a training session.

CARDIO ZONE
Dedicated to cardiovascular training, with equipment supporting endurance, stamina, and varied intensities across individual workout routines.

LAYOUT OVERVIEW

1. GYM RECEPTION
2. CARDIO ZONE
3. FREE WEIGHTS
4. JUICE BAR
5. MEN'S GROOMING STUDIO
6. LADIES SALON
7. LAP POOL
8. COLD PLUNGE
9. HOT PLUNGE
10. MINERAL BATH
11. POOL LOUNGE
12. SPA LOUNGE
13. SPA TREATMENT ROOM (4)
14. RESTROOMS



BASEMENT 2



LIFESTYLE & FITNESS AMENITIES

THE EXPERIENCE CONTINUES

BASEMENT 01

LIFT LOBBY
A well-defined lift lobby provides clear circulation and a seamless connection to the surrounding spaces across the level.

YOGA STUDIO
Breath, balance, and flowing sequences create a restorative practice that encourages flexibility, focus, and mind-body connection.

PILATES STUDIO
Precision-led Pilates sessions develop core stability, posture, flexibility, and control through purposeful, low-impact exercise.



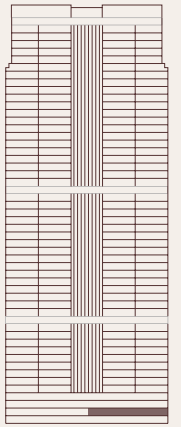
GOLF SIMULATION ROOM
Championship courses meet advanced simulation technology for year-round play, swing practice, and competitive rounds with friends.

KARAOKE ROOM
Music takes centre stage in a playful entertainment space made for singing, shared playlists, and memorable group occasions.

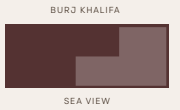
CIGAR LOUNGE
A sophisticated retreat for cigar appreciation, offering a refined setting for conversation, relaxation and the ritual of smoking.

LAYOUT OVERVIEW

1. FLOOR RECEPTION
2. GOLF SIMULATION ROOM
3. PILATES STUDIO
4. YOGA STUDIO
5. CIGAR LOUNGE
6. KARAOKE ROOM
7. RESTROOMS



BASEMENT 1



A COMPLETE LIFESTYLE EXPERIENCE

WELLNESS | BASEMENT 01 & 02

Spanning two interconnected levels, the wellness facilities bring together spaces for fitness, relaxation, recreation and personal care, including dedicated Pilates and yoga studios, a fitness gym, lap pool, spa, grooming studios, golf simulator and entertainment spaces. Connected by a feature staircase through a dramatic double-height opening, each level flows effortlessly into the next, creating a seamless experience designed to support balance, well-being and self-care.





FITNESS & GYM

YOUR WORKOUT, SEAMLESSLY INTEGRATED INTO THE BUSINESS DAY.





YOGA & PILATES STUDIO

SPACE TO SLOW DOWN
AND RECONNECT



LAP POOL

A REFRESHING CHANGE OF PACE, ALWAYS WITHIN REACH.



THERMAL BATHING

RECOVER AND RESTORE THROUGH CONTRAST



TREATMENT & SPA

YOUR STANDING INVITATION TO SWITCH OFF AND UNWIND.



04. A WORLD OF FLAVOURS, UNDER ONE ROOF

GOURMET FOOD HALL | LEVEL 01

From a quick lunch to a relaxed meal, the Gourmet Food Hall brings together a diverse selection of dining experiences for every pace and occasion throughout the working day.

12,000+ SQ.FT. OF CULINARY EXPERIENCES

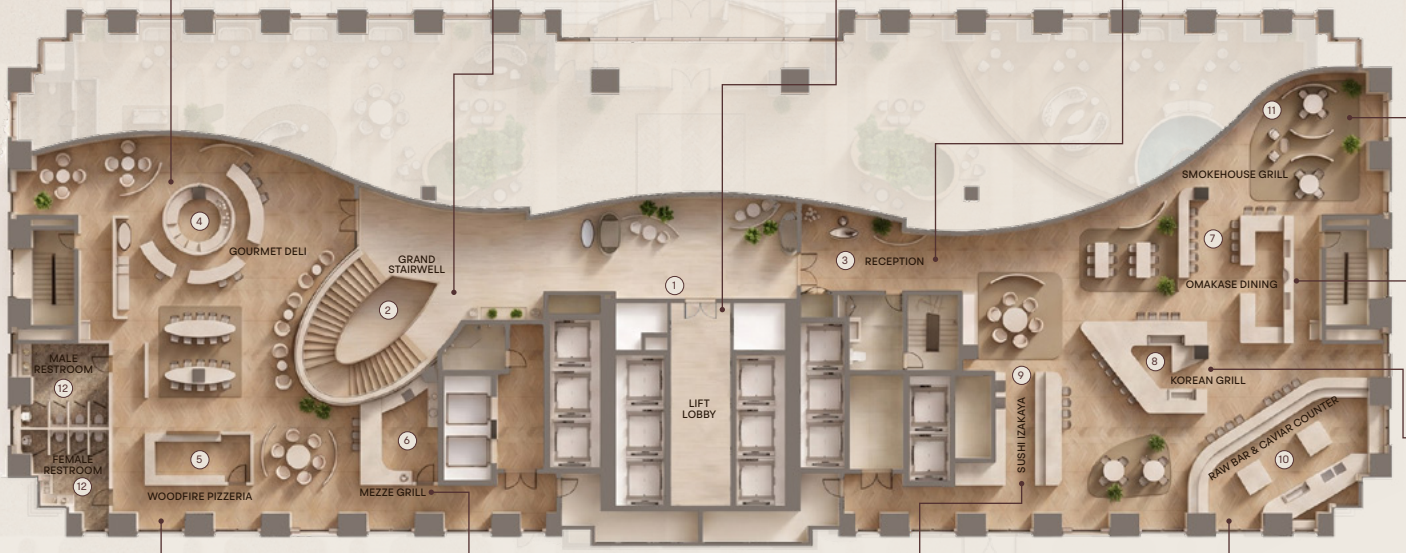
LEVEL 01

GOURMET DELI
Fine charcuterie, artisan cheeses, freshly prepared fare, and gourmet provisions come together for effortless dining throughout the day.

GRAND STAIRWELL
A sweeping staircase connects the Food hall with the level below, creating a dramatic architectural passage between both destinations.

LIFT LOBBY
Emerging directly into the Food hall, guests are immediately drawn into a lively world of flavour, craft, and culinary discovery.

RECEPTION
The Food hall welcome point introduces the culinary collection, directing diners towards its diverse kitchens, counters, and dining concepts.



SMOKEHOUSE GRILL
Slow smoking, open flame, and deeply charred finishes define a menu built around robust cuts and fire-led cooking.

OMAKASE DINING
Chef-led courses unfold one by one, celebrating seasonality, precision, and the intimate ritual at the heart of omakase.

KOREAN GRILL
Tabletop grilling brings marinated cuts, bold Korean flavours, and the theatre of cooking together around the shared table.

WOODFIRE PIZZERIA
Hand-stretched dough meets the intensity of the wood-fired oven, producing blistered crusts and Italian flavours straight from the flame.

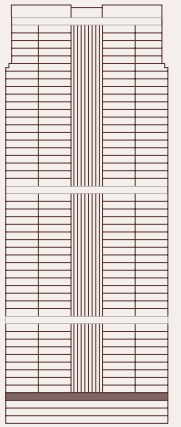
MEZZE GRILL
Levantine flavours unfold through mezze, flame-grilled specialities, aromatic spices, and dishes rooted in the generosity of sharing.

SUSHI IZAKAYA
Sushi, sashimi, small plates, and Japanese favourites capture the spirited informality and culinary variety of izakaya culture.

RAW BAR & CAVIAR COUNTER
Pristine seafood, oysters, crudo, and caviar are served with minimal intervention, allowing exceptional ingredients to take centre stage.

LAYOUT OVERVIEW

1. LIFT LOBBY
2. GRAND STAIRWELL
3. RECEPTION
4. GOURMET DELI
5. WOODFIRE PIZZERIA
6. MEZZE GRILL
7. OMAKASE DINING
8. KOREAN GRILL
9. SUSHI IZAKAYA
10. RAW BAR & CAVIAR COUNTER
11. SMOKEHOUSE GRILL
12. RESTROOMS



LEVEL 1





SOMETHING FOR EVERY TASTE

GOURMET FOOD HALL | LEVEL 01

Offering a curated collection of dining experiences, the food hall celebrates culinary diversity through an exceptional selection of local and international cuisines. Thoughtfully designed and effortlessly convenient, it transforms every meal into an experience to savour and share.



05. THE ARCHITECTURE OF SUCCESS

COMMERCIAL OFFICES | LEVELS 02 - 49

Designed with choice at its core, the workplace adapts to different structures, teams and ambitions. A flexible foundation for businesses to make their own.

— AHS —

TWIN TOWERS

OVERVIEW

ULTRA GRAND OFFICES

FULL FLOOR LAYOUT: LEVEL 38 - 49

SIZE RANGE: 15,970–16,573 SQ.FT.

GRAND OFFICES

HALF FLOOR LAYOUT: LEVEL 26 - 37

SIZE RANGE: 7,610–9,090 SQ.FT.

EXECUTIVE OFFICES

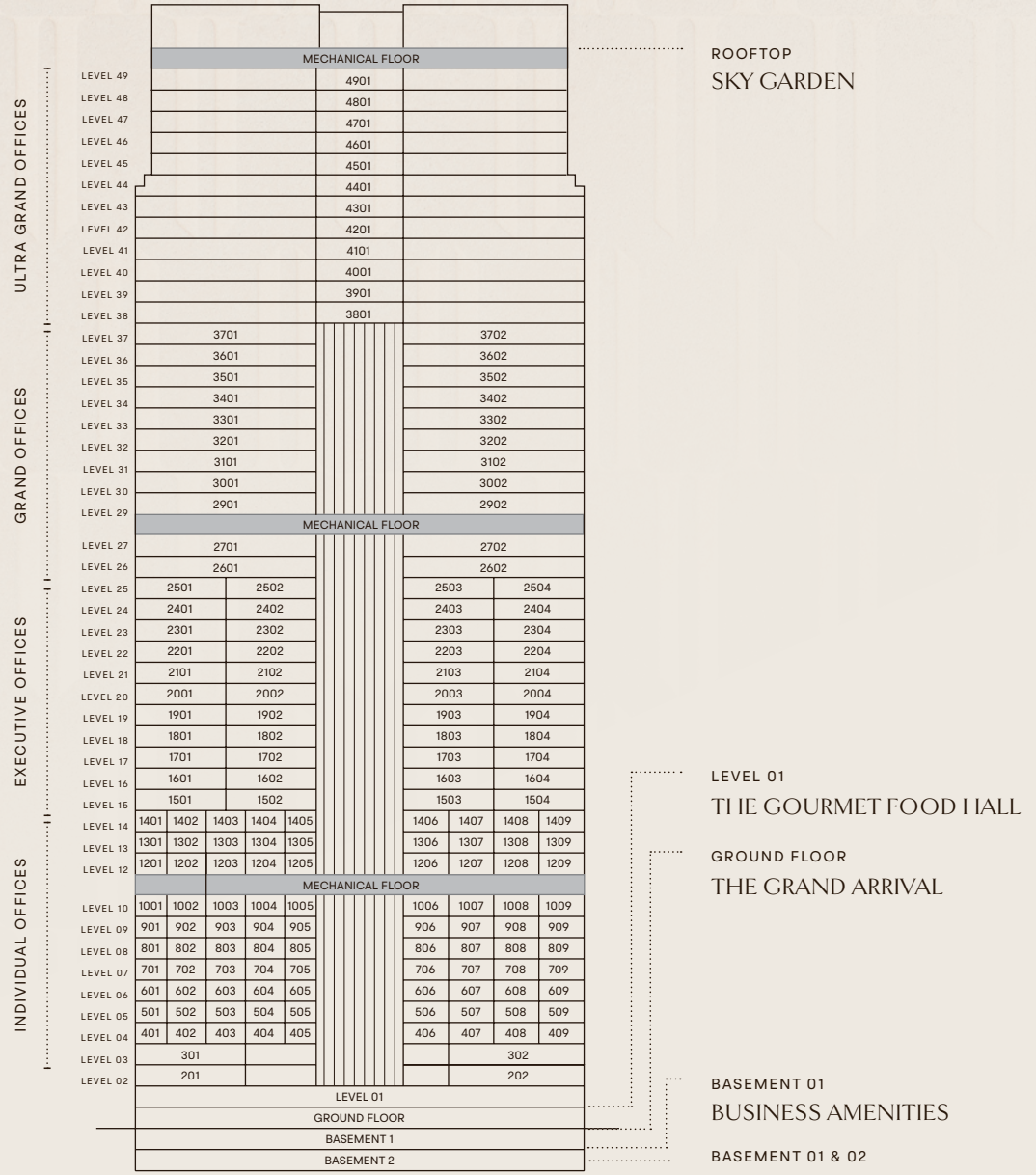
4-SPLIT LAYOUT: LEVEL 15 - 25

SIZE RANGE: 3,649–5,188 SQ.FT.

INDIVIDUAL OFFICES

9-SPLIT LAYOUT: LEVEL 04 - 14

SIZE RANGE: 1,377–2,130 SQ.FT.



PAYMENT PLAN

01

5%

ON
RESERVATION

02

20% + 4% (DLD)

UPON SPA SIGNING
BY 15TH DECEMBER 2026

03

10%

1ST INSTALLMENT
BY 15TH MARCH 2027

04

5%

2ND INSTALLMENT
BY 15TH JUNE 2027

05

10%

3RD INSTALLMENT
BY 15TH SEPTEMBER 2027

06

50%

AT HANDOVER
JUNE 30TH 2028

50% DURING CONSTRUCTION

50% ON HANDOVER

ULTRA GRAND OFFICES

FULL FLOOR - LAYOUT

BURJ KHALIFA VIEW

MEETING AREA
A flexible setting for team discussions, informal exchanges, and spontaneous collaboration beyond the structure of traditional meeting rooms.

LOUNGE
A generously scaled lounge accommodates visiting clients and colleagues, bringing a more relaxed dimension to the corporate workplace.

BREAKOUT AREA
A relaxed setting for coffee breaks, quick bites, casual catch-ups, and a change of pace during the working day.

EXECUTIVE BOARDROOM
A distinguished setting for leadership meetings, strategic discussions, major presentations, and high-level decisions requiring focus, privacy, and presence.

CEO OFFICE
A commanding CEO office reflects leadership stature, pairing executive privacy with a prominent position within the organisation's headquarters.



DIRECTOR OFFICE
Director offices give senior leadership individually appointed rooms while retaining direct connection to their respective departments.

MANAGER OFFICE
Manager offices balance independent working with immediate team adjacency, supporting daily oversight, planning, and one-to-one engagement.

ENTRANCE
A singular point of entry signals complete floor ownership, giving the organisation an unmistakable identity from the outset.

WORK STATIONS
Expansive team zones extend across the floorplate, allowing departments to operate together with fluidity, visibility, and spatial freedom.

BOARDROOM
The principal boardroom is conceived for consequential discussions, leadership assemblies, major presentations, and moments of strategic importance.

SEA VIEW

LAYOUT OVERVIEW

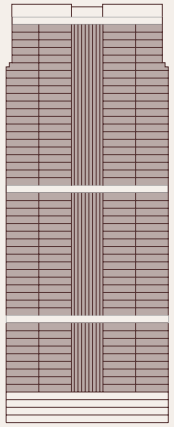
1. ENTRANCE
2. RECEPTION
3. LOUNGE
4. BREAKOUT AREA
5. WORK STATIONS
6. CEO OFFICE
7. SECRETARY DESK
8. EXECUTIVE BOARDROOM
9. BOARDROOM
10. DIRECTOR OFFICE
11. MANAGER OFFICE
12. MEETING AREA
13. RESTROOMS

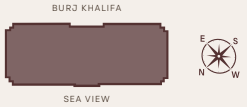
TYPE	PARKING	AREA RANGE
FULL FLOOR	20	15,970 – 16,573 SQ.FT.

Created for organisations requiring a distinguished presence, this full-floor environment brings together expansive team areas, dedicated executive offices, and private meeting spaces within a refined setting tailored for modern business.

WELL SUITED TO

Global corporations, financial institutions, professional services firms, and regional headquarters.





GRAND OFFICES - TYPE 01

HALF FLOOR - LAYOUT

BURJ KHALIFA VIEW

CEO OFFICE
The CEO office establishes a distinguished leadership domain, balancing executive separation with strong organisational connectivity.

WORK STATIONS
Generous workstation areas organise teams across the half-floor plan, enabling clear departmental structure and efficient day-to-day communication.

MEETING ROOMS
Versatile meeting rooms accommodate client conversations, internal reviews, collaborative sessions, and focused discussions within each half-floor office.

BOARDROOM
Multiple boardrooms cater to varied meeting formats, offering flexibility for reviews, presentations, workshops, and executive dialogue.



DIRECTOR OFFICE
An individual director office supports senior responsibilities while maintaining practical proximity to the wider organisation and its daily operations.

MANAGER OFFICE
Manager offices create defined working quarters for supervision, coordination, task management, and regular engagement with colleagues.

LIFT LOBBY
A shared lift lobby provides an intuitive connection between the two independently occupied Grand Offices across the half-floor configuration.

MAIN OFFICE ENTRANCE
A clearly defined entrance establishes the Grand Office as an individual workplace address within the shared half-floor configuration.

SEA VIEW

LAYOUT OVERVIEW

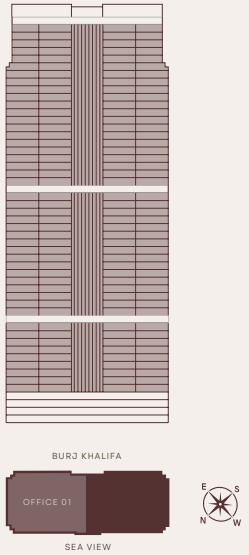
1. ENTRANCE
2. RECEPTION
3. LOUNGE
4. WORK STATIONS
5. CEO OFFICE
6. BOARDROOM
7. DIRECTOR OFFICE
8. MANAGER OFFICE
9. MEETING ROOM
10. RESTROOMS

TYPE	PARKING	AREA RANGE
OFFICE 01	10	7,610 - 9,080 SQ.FT.

A spacious half-floor environment designed for established teams, offering generous work areas, dedicated leadership spaces, and meeting facilities that support collaboration, focus, and everyday business operations.

WELL SUITED TO

Professional services firms, technology companies, advisory practices, and regional business teams.



GRAND OFFICES - TYPE 02

HALF FLOOR - LAYOUT

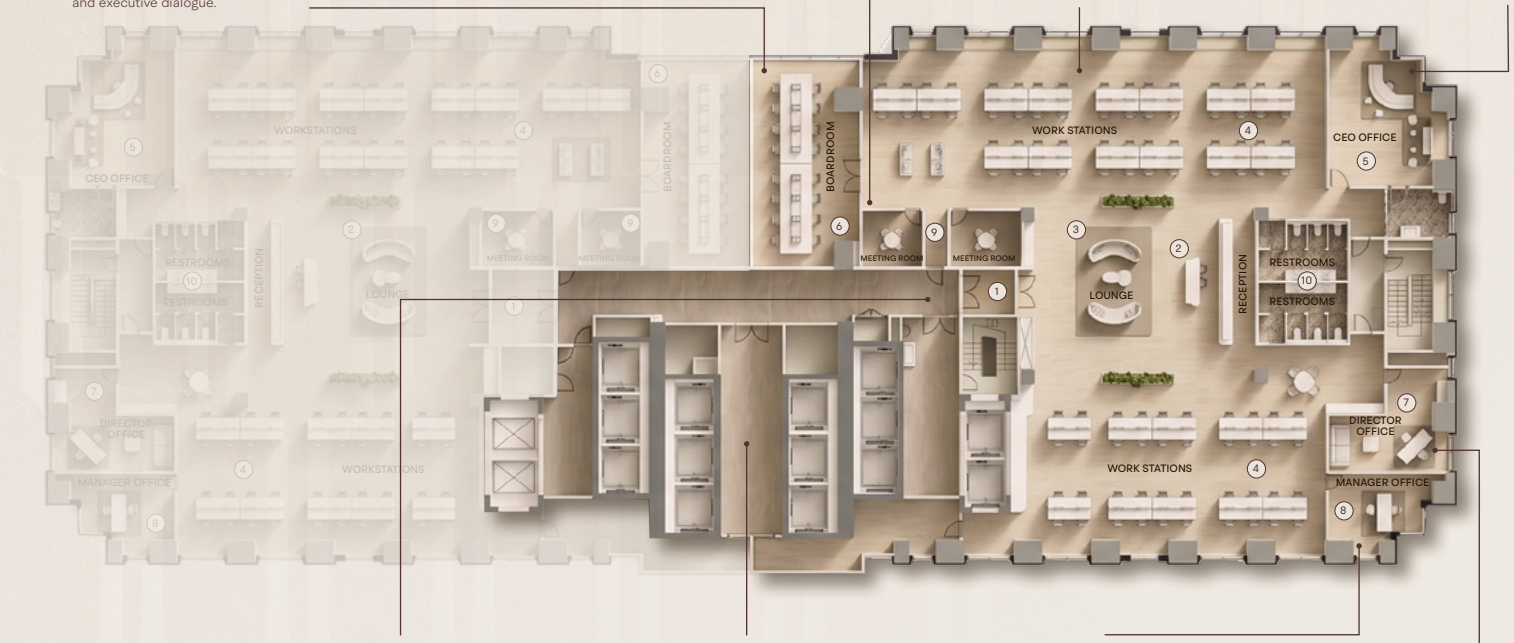
BURJ KHALIFA VIEW

BOARDROOM
Multiple boardrooms cater to varied meeting formats, offering flexibility for reviews, presentations, workshops, and executive dialogue.

MEETING ROOMS
Versatile meeting rooms accommodate client conversations, internal reviews, collaborative sessions, and focused discussions within each half-floor office.

WORK STATIONS
Generous workstation areas organise teams across the half-floor plan, enabling clear departmental structure and efficient day-to-day communication.

CEO OFFICE
The CEO office establishes a distinguished leadership domain, balancing executive separation with strong organisational connectivity.



MAIN OFFICE ENTRANCE
A clearly defined entrance establishes the Grand Office as an individual workplace address within the shared half-floor configuration.

LIFT LOBBY
A shared lift lobby provides an intuitive connection between the two independently occupied Grand Offices across the half-floor configuration.

MANAGER OFFICE
Manager offices create defined working quarters for supervision, coordination, task management, and regular engagement with colleagues.

DIRECTOR OFFICE
An individual director office supports senior responsibilities while maintaining practical proximity to the wider organisation and its daily operations.

SEA VIEW

LAYOUT OVERVIEW

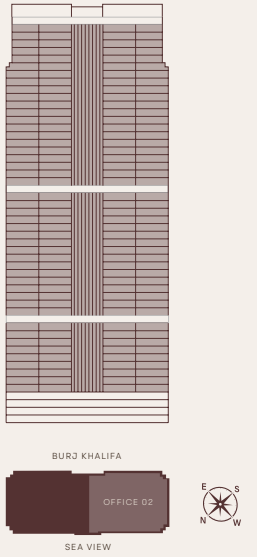
1. ENTRANCE
2. RECEPTION
3. LOUNGE
4. WORK STATIONS
5. CEO OFFICE
6. BOARDROOM
7. DIRECTOR OFFICE
8. MANAGER OFFICE
9. MEETING ROOM
10. RESTROOMS

TYPE	PARKING	AREA RANGE
OFFICE 02	10	7,620 - 9,090 SQ.FT.

A highly efficient workplace configuration designed for organisations seeking a refined and practical environment, balancing open work areas with dedicated spaces for meetings, collaboration, and focused work.

WELL SUITED TO

Boutique consultancies, specialist firms, technology companies, and growing business units.



EXECUTIVE OFFICES - TYPE 01

4 SPLIT - LAYOUT

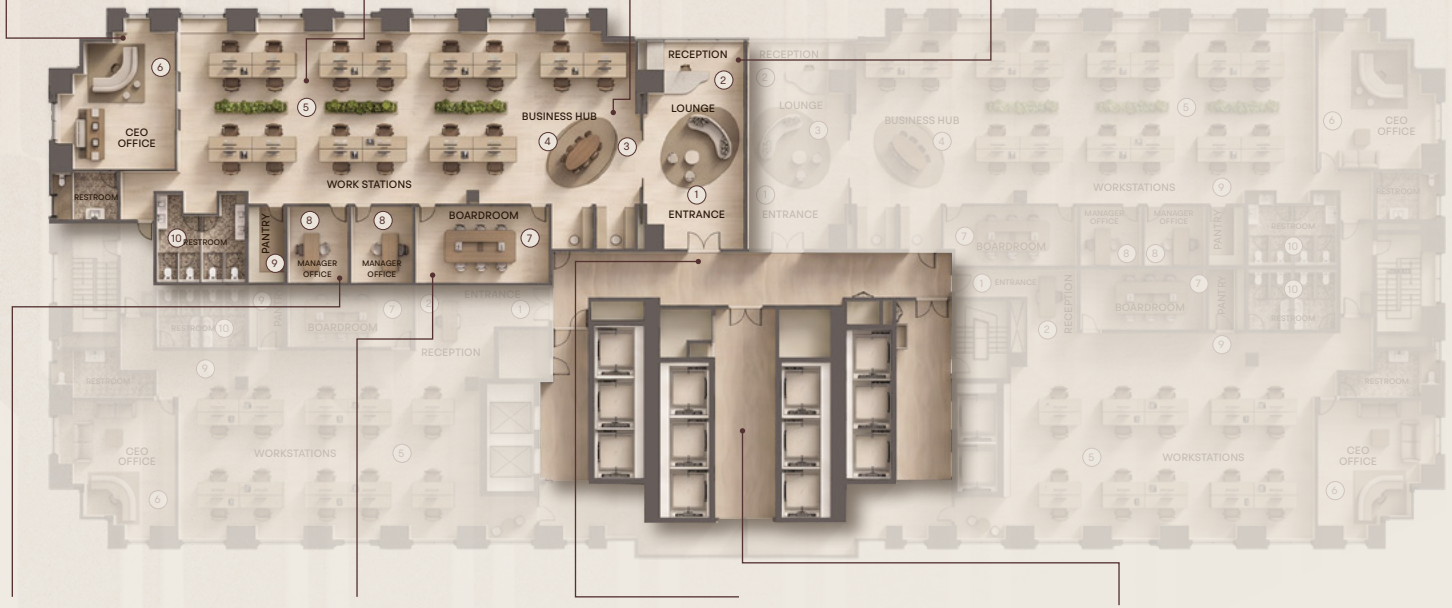
BURJ KHALIFA VIEW

CEO OFFICE
The CEO office maintains executive presence while staying closely connected to the pace and activity of the wider team.

WORK STATIONS
Intelligent workstation planning makes optimum use of the footprint, creating an organised and highly functional base for teams.

BUSINESS HUB
The business hub acts as a flexible nucleus for quick exchanges, collaborative tasks, and spontaneous working sessions.

RECEPTION
A streamlined reception manages greetings and visitor arrivals while reserving valuable square footage for the working environment.



MANAGER OFFICE
A manager's office provides a focused base for coordination, team oversight, concentrated tasks, and smaller internal discussions.

BOARDROOM
The boardroom caters to varied meeting formats, offering flexibility for reviews, presentations, workshops, and executive dialogue.

ENTRANCE
Each suite carries its own clearly marked entry, preserving independence within the intelligently divided four-office configuration.

LIFT LOBBY
The lift lobby provides an intuitive setting for everyday circulation, creating a clear and welcoming space for occupants and visitors.

SEA VIEW

LAYOUT OVERVIEW

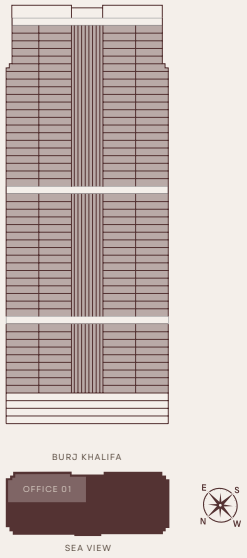
1. ENTRANCE
2. RECEPTION
3. LOUNGE
4. BUSINESS HUB
5. WORK STATIONS
6. CEO OFFICE
7. BOARDROOM
8. MANAGER OFFICE
9. PANTRY
10. RESTROOMS

TYPE	PARKING	AREA
OFFICE 01	6	5,188 SQ.FT.

A balanced workplace configuration combining open work areas, dedicated offices, and meeting spaces to support focused teams, leadership functions, and client interactions.

WELL SUITED TO

Specialist consultancies, boutique professional services firms, and regional teams.



EXECUTIVE OFFICES - TYPE 02

4 SPLIT - LAYOUT

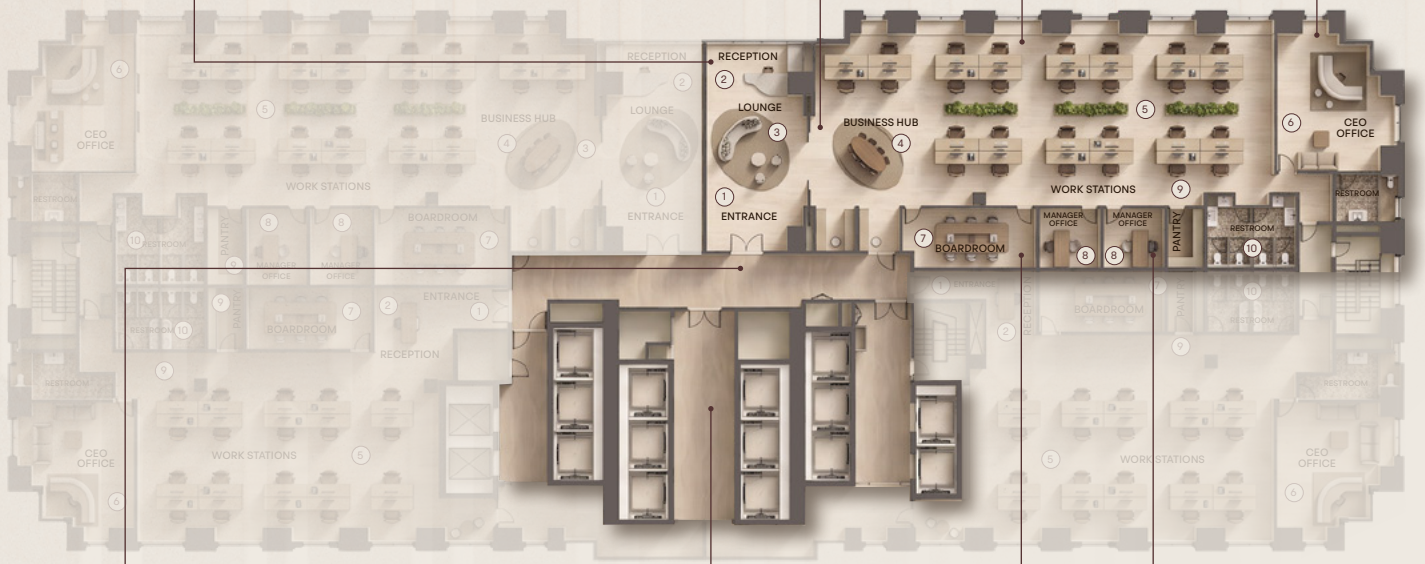
BURJ KHALIFA VIEW

RECEPTION
A streamlined reception manages greetings and visitor arrivals while reserving valuable square footage for the working environment.

BUSINESS HUB
The business hub acts as a flexible nucleus for quick exchanges, collaborative tasks, and spontaneous working sessions.

WORK STATIONS
Intelligent workstation planning makes optimum use of the footprint, creating an organised and highly functional base for teams.

CEO OFFICE
The CEO office maintains executive presence while staying closely connected to the pace and activity of the wider team.



ENTRANCE
Each suite carries its own clearly marked entry, preserving independence within the intelligently divided four-office configuration.

LIFT LOBBY
The lift lobby provides an intuitive setting for everyday circulation, creating a clear and welcoming space for occupants and visitors.

BOARDROOM
The boardroom caters to varied meeting formats, offering flexibility for reviews, presentations, workshops, and executive dialogue.

MANAGER OFFICE
A manager's office provides a focused base for coordination, team oversight, concentrated tasks, and smaller internal discussions.

SEA VIEW

LAYOUT OVERVIEW

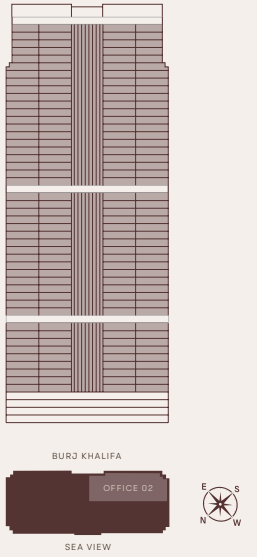
1. ENTRANCE
2. RECEPTION
3. LOUNGE
4. BUSINESS HUB
5. WORK STATIONS
6. CEO OFFICE
7. BOARDROOM
8. MANAGER OFFICE
9. PANTRY
10. RESTROOMS

TYPE	PARKING	AREA
OFFICE 02	6	5,080 SQ.FT.

An efficient workplace configuration designed around focused work areas, meeting facilities, and essential business functions within a well-balanced environment.

WELL SUITED TO

Advisory firms, technology companies, and growing business units.



EXECUTIVE OFFICES - TYPE 03

4 SPLIT - LAYOUT

BURJ KHALIFA VIEW

ENTRANCE
Each suite carries its own clearly marked entry, preserving independence within the intelligently divided four-office configuration.

RECEPTION
A streamlined reception manages greetings and visitor arrivals while reserving valuable square footage for the working environment.

BOARDROOM
The boardroom caters to varied meeting formats, offering flexibility for reviews, presentations, workshops, and executive dialogue.



LIFT LOBBY
The lift lobby provides an intuitive setting for everyday circulation, creating a clear and welcoming space for occupants and visitors.

WORK STATIONS
Intelligent workstation planning makes optimum use of the footprint, creating an organised and highly functional base for teams.

CEO OFFICE
The CEO office maintains executive presence while staying closely connected to the pace and activity of the wider team.

SEA VIEW

LAYOUT OVERVIEW

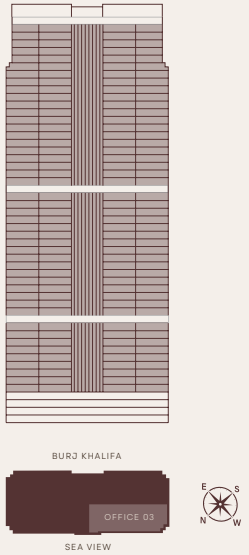
1. ENTRANCE
2. RECEPTION
3. WORK STATIONS
4. CEO OFFICE
5. BOARDROOM
6. PANTRY
7. RESTROOMS

TYPE	PARKING	AREA
OFFICE 03	4	3,767 SQ.FT.

A team-oriented workplace configuration bringing together collaborative work areas, meeting spaces, and structured zones for dynamic business operations.

WELL SUITED TO

Creative firms, specialist teams, and innovation-led companies.



EXECUTIVE OFFICES - TYPE 04

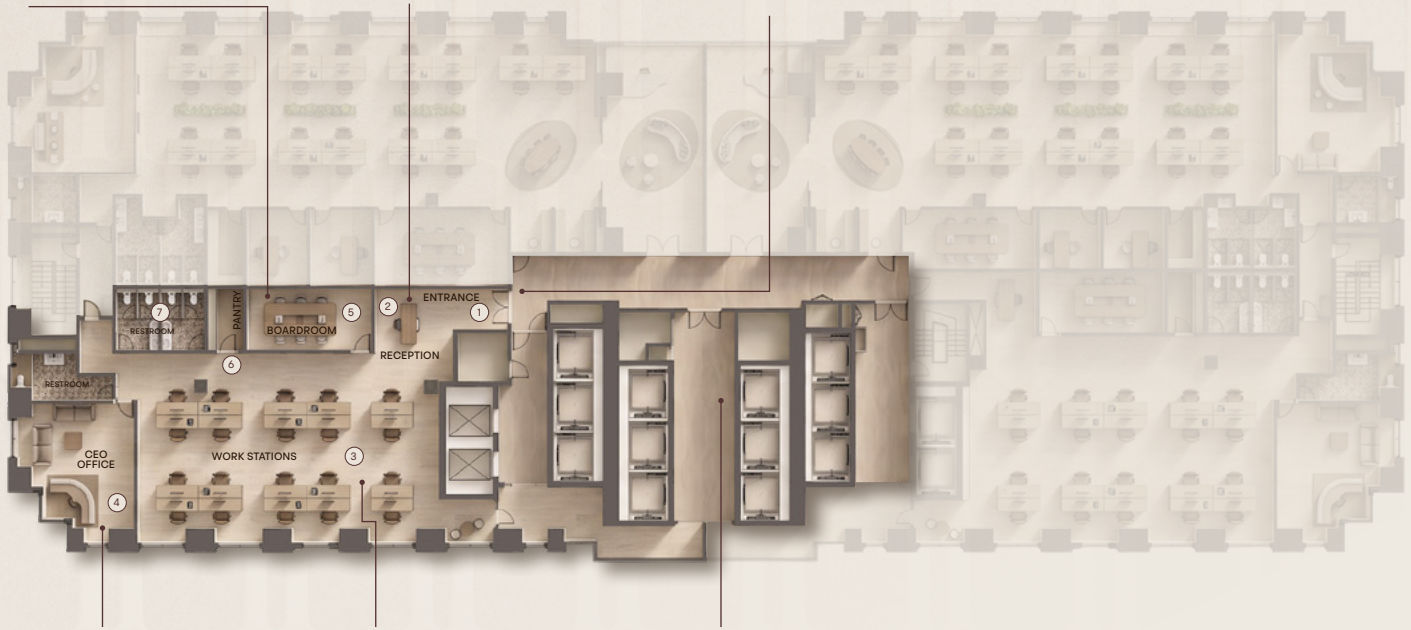
4 SPLIT - LAYOUT

BURJ KHALIFA VIEW

BOARDROOM
The boardroom caters to varied meeting formats, offering flexibility for reviews, presentations, workshops, and executive dialogue.

RECEPTION
A streamlined reception manages greetings and visitor arrivals while reserving valuable square footage for the working environment.

ENTRANCE
Each suite carries its own clearly marked entry, preserving independence within the intelligently divided four-office configuration.



CEO OFFICE
The CEO office maintains executive presence while staying closely connected to the pace and activity of the wider team.

WORK STATIONS
Intelligent workstation planning makes optimum use of the footprint, creating an organised and highly functional base for teams.

LIFT LOBBY
The lift lobby provides an intuitive setting for everyday circulation, creating a clear and welcoming space for occupants and visitors.

SEA VIEW

LAYOUT OVERVIEW

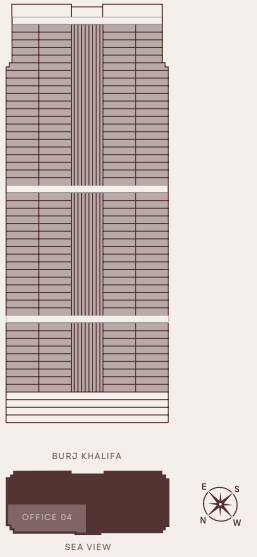
1. ENTRANCE
2. RECEPTION
3. WORK STATIONS
4. CEO OFFICE
5. BOARDROOM
6. PANTRY
7. RESTROOMS

TYPE	PARKING	AREA
OFFICE 04	4	3,649 SQ.FT.

A refined workplace environment balancing collaborative areas with leadership spaces and meeting rooms for teams that value privacy and client engagement.

WELL SUITED TO

Professional services firms, advisory practices, and regional business units.



INDIVIDUAL OFFICES - TYPE 01

9 SPLIT - LAYOUT

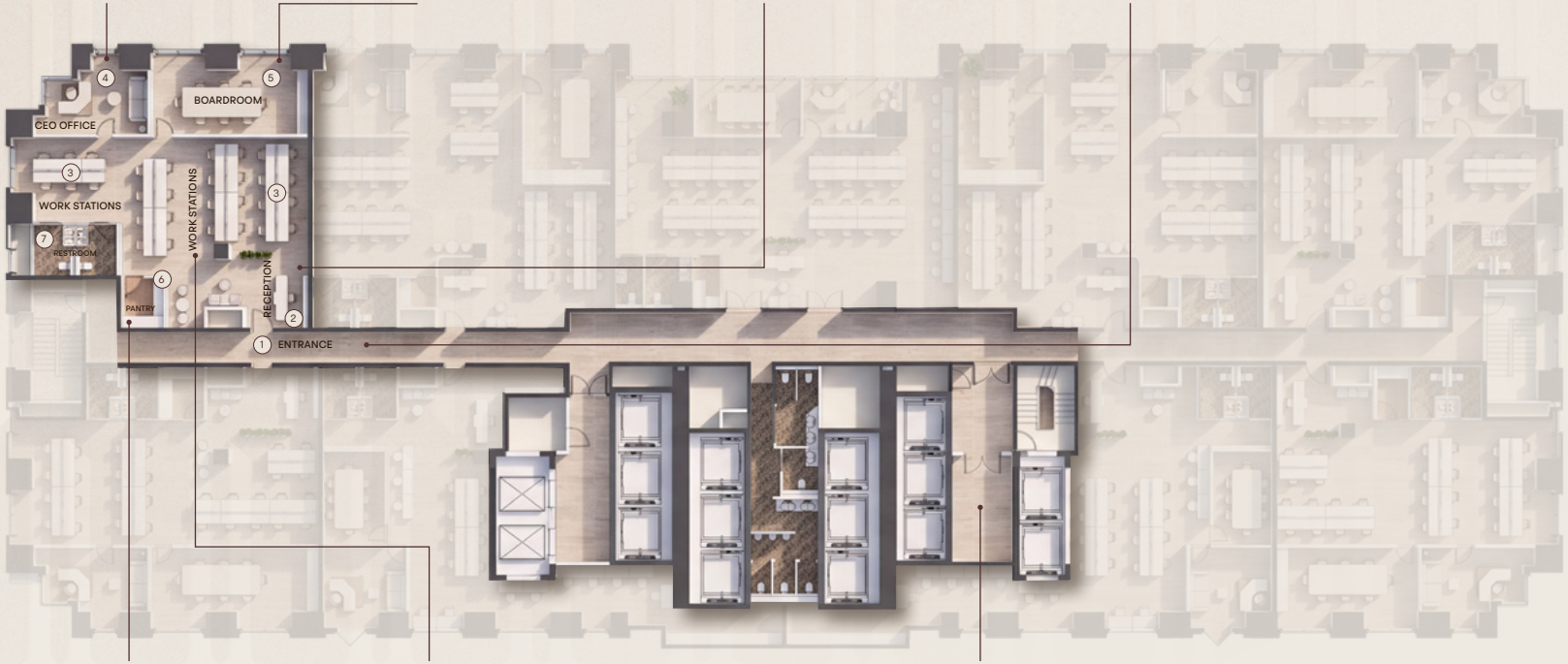
BURJ KHALIFA VIEW

CEO OFFICE
A distinguished executive workspace designed for focused leadership, private discussions and strategic decision-making within a sophisticated professional setting.

BOARDROOM
A distinguished meeting environment designed for executive discussions, strategic planning and consequential business decisions.

RECEPTION
A welcoming reception area creating a professional first impression and providing a dedicated point of arrival for visitors.

ENTRANCE
A distinguished point of entry establishing a professional first impression and a seamless transition into the private office.



PANTRY
A convenient refreshment area providing a dedicated space for preparing beverages, light refreshments and everyday office breaks.

WORK STATIONS
A thoughtfully arranged workspace designed to support daily operations, individual focus and seamless collaboration within a professional office environment.

LIFT LOBBY
An elegantly composed arrival space establishing a seamless transition between the lifts and the surrounding office environment.

SEA VIEW

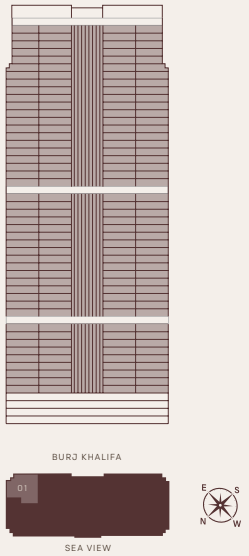
LAYOUT OVERVIEW

1. ENTRANCE
2. RECEPTION
3. WORK STATIONS
4. CEO OFFICE
5. BOARDROOM
6. PANTRY
7. RESTROOMS

TYPE	PARKING	AREA
OFFICE 01	2	1,915 SQ.FT.

A thoughtfully configured office combining dedicated leadership spaces, collaborative workstations, and meeting facilities within a professional environment designed for focused business operations.

WELL SUITED TO
Professional services firms, advisory practices, and regional business units.



INDIVIDUAL OFFICES - TYPE 02

9 SPLIT - LAYOUT

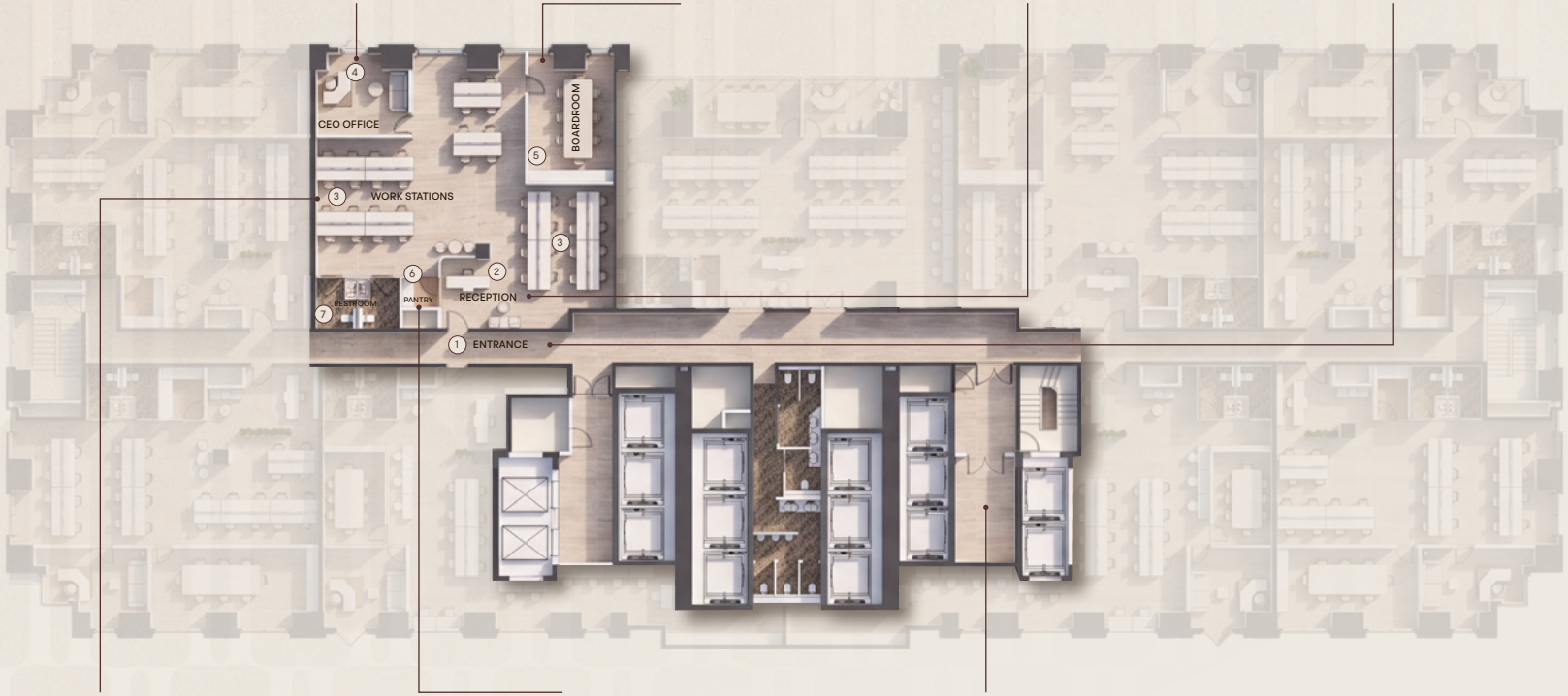
BURJ KHALIFA VIEW

CEO OFFICE
An exclusive office environment balancing executive privacy with the presence and authority befitting senior leadership.

BOARDROOM
An impressive corporate setting accommodating leadership meetings, formal presentations and high-level professional engagements.

RECEPTION
An elegantly arranged entrance space offering a considered introduction to the office and a welcoming setting for guests.

ENTRANCE
A thoughtfully considered entrance offering a welcoming introduction to the office and its adjoining professional spaces.



WORK STATIONS
An efficient working environment offering dedicated space for everyday tasks, team coordination and productive business activities.

PANTRY
A practical pantry space designed to support daily refreshment needs and provide convenience throughout the working day.

LIFT LOBBY
A refined transitional space designed to create a welcoming first impression upon arrival at the office floor.

SEA VIEW

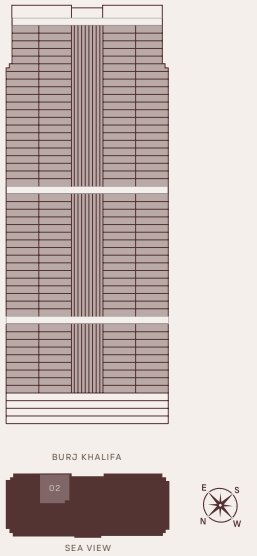
LAYOUT OVERVIEW

1. ENTRANCE
2. RECEPTION
3. WORK STATIONS
4. CEO OFFICE
5. BOARDROOM
6. PANTRY
7. RESTROOMS

TYPE	PARKING	AREA
OFFICE 02	2	2,120 SQ.FT.

Generous proportions accommodate executive functions alongside everyday operations, creating a versatile workplace that supports team coordination, private discussions, and productive working routines.

WELL SUITED TO
Corporate consultancies, investment firms, and established professional practices.



INDIVIDUAL OFFICES - TYPE 03

9 SPLIT - LAYOUT

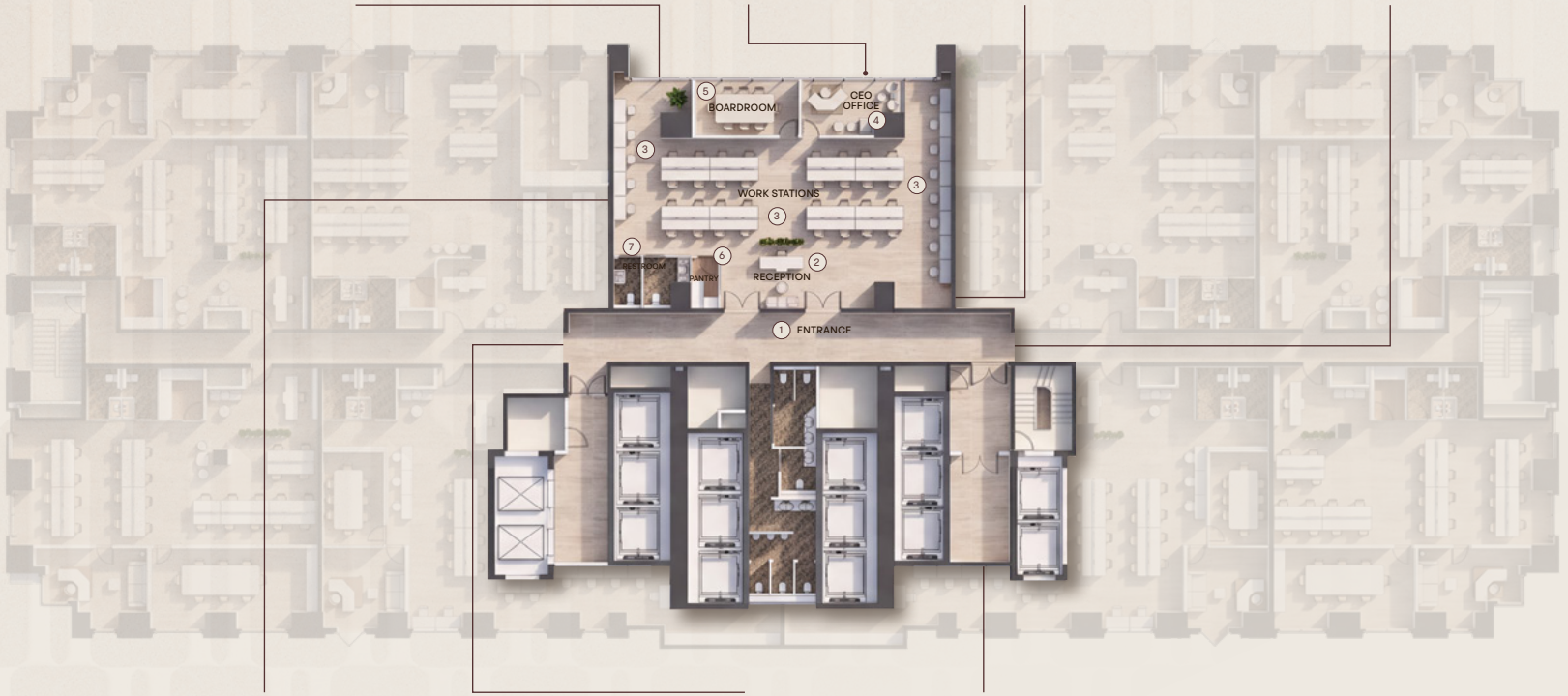
BURJ KHALIFA VIEW

BOARDROOM
A dedicated space for strategic dialogue, bringing decision-makers together within an atmosphere of professional sophistication.

CEO OFFICE
A thoughtfully planned executive office offering a private setting for leadership, professional engagements and moments of quiet reflection.

RECEPTION
A dedicated reception area designed to facilitate visitor arrivals while establishing a professional and welcoming office atmosphere.

ENTRANCE
An elegantly defined entryway creating a sense of arrival while maintaining privacy within the individual office environment.



WORK STATIONS
A versatile office setting designed to accommodate individual work, collaborative activities and the evolving needs of modern businesses.

PANTRY
A dedicated office pantry offering a functional setting for refreshments, informal breaks and everyday workplace convenience.

LIFT LOBBY
A thoughtfully considered lift lobby providing intuitive circulation and a distinguished introduction to the professional spaces beyond.

SEA VIEW

LAYOUT OVERVIEW

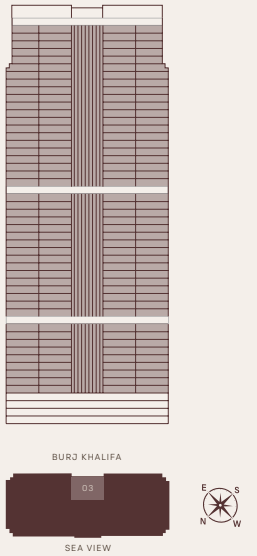
1. ENTRANCE
2. RECEPTION
3. WORK STATIONS
4. CEO OFFICE
5. BOARDROOM
6. PANTRY
7. RESTROOMS

TYPE	PARKING	AREA
OFFICE 03	2	2,045 SQ.FT.

An efficient workplace arrangement brings together private offices and team areas, offering the flexibility to manage daily responsibilities and accommodate visiting business associates.

WELL SUITED TO

Financial advisory firms, legal practices, and corporate service providers.



INDIVIDUAL OFFICES - TYPE 04

9 SPLIT - LAYOUT

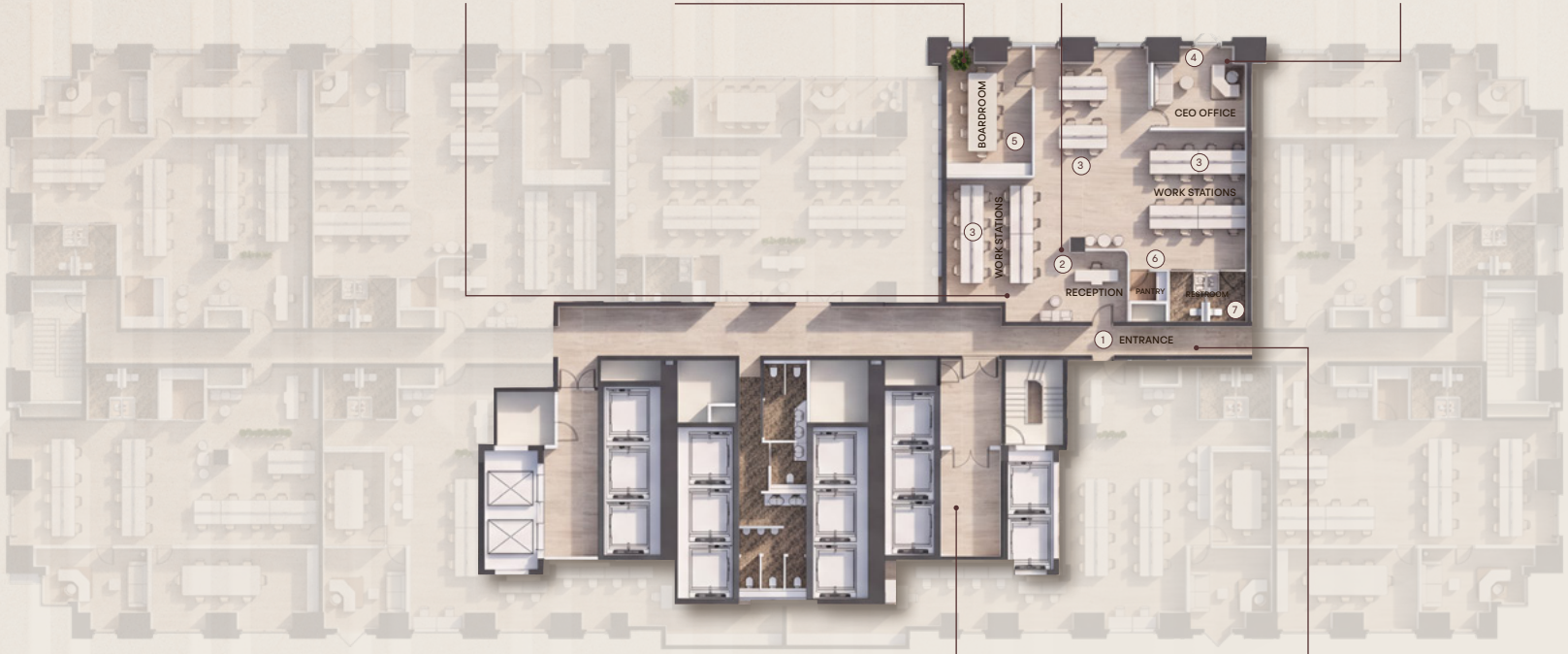
BURJ KHALIFA VIEW

WORK STATIONS
A well-organized workspace providing a comfortable environment for focused tasks, professional interaction and everyday office operations.

BOARDROOM
A refined boardroom environment designed to facilitate meaningful discussions, collaborative thinking and decisive leadership.

RECEPTION
A refined reception setting providing a seamless transition from the entrance into the principal working areas.

CEO OFFICE
The CEO office maintains executive presence while staying closely connected to the pace and activity of the wider team.



LIFT LOBBY
An understated arrival environment connecting vertical circulation with the offices through a clear and welcoming spatial arrangement.

ENTRANCE
A refined entrance designed to introduce the workplace with a sense of sophistication, clarity and understated elegance.

SEA VIEW

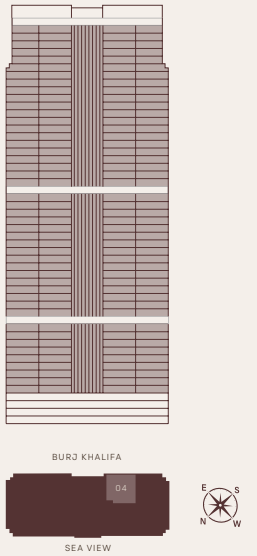
LAYOUT OVERVIEW

1. ENTRANCE
2. RECEPTION
3. WORK STATIONS
4. CEO OFFICE
5. BOARDROOM
6. PANTRY
7. RESTROOMS

TYPE	PARKING	AREA
OFFICE 04	2	2,130 SQ.FT.

An expansive individual office offering ample room for executive management, dedicated work areas, and formal meetings, supporting businesses with diverse operational requirements.

WELL SUITED TO
Corporate headquarters, wealth management firms, and international business representatives.



INDIVIDUAL OFFICES - TYPE 05

9 SPLIT - LAYOUT

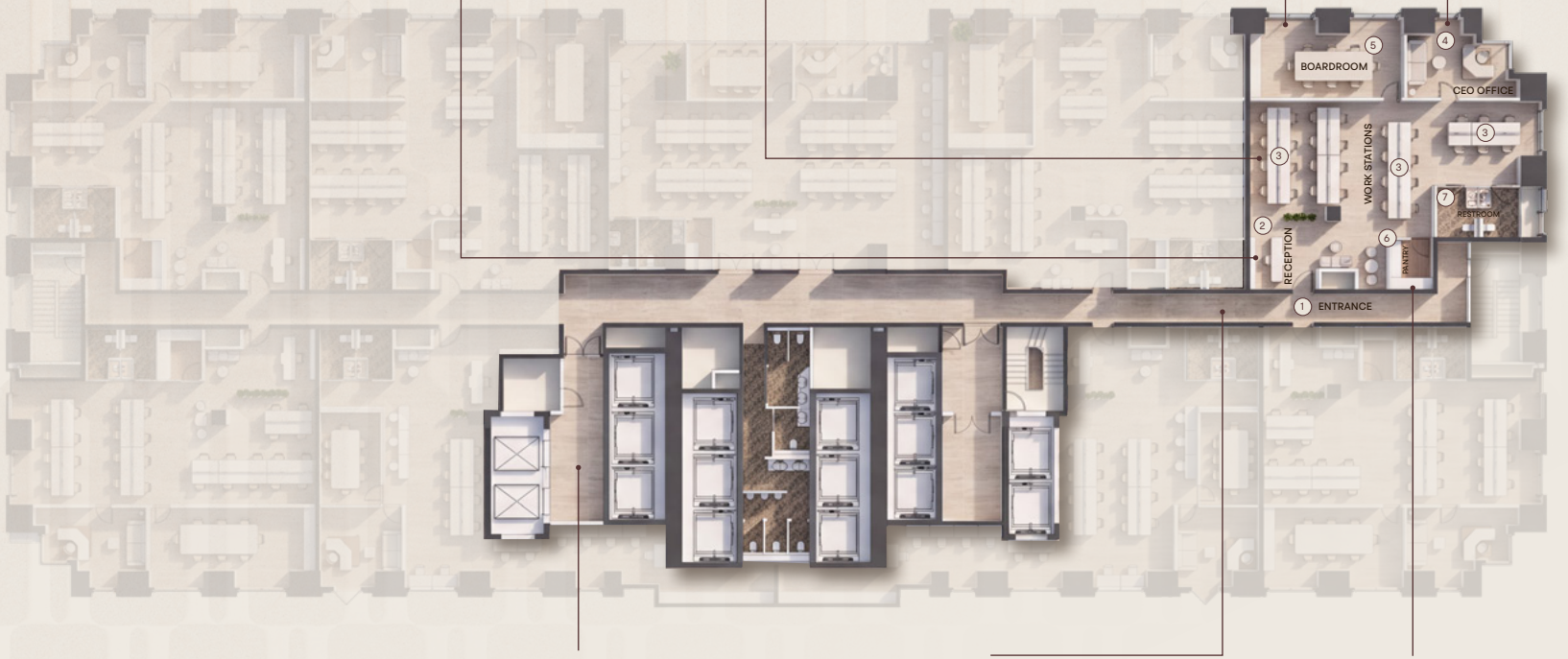
BURJ KHALIFA VIEW

RECEPTION
A thoughtfully designed arrival space offering a welcoming introduction to the office and supporting everyday visitor interactions.

WORK STATIONS
A contemporary working area balancing personal productivity with opportunities for communication, coordination and collaborative engagement.

BOARDROOM
An executive meeting space offering a distinguished setting for corporate presentations, strategic conversations and leadership gatherings.

CEO OFFICE
A private executive retreat designed to accommodate focused work, confidential conversations and the demands of contemporary leadership.



LIFT LOBBY
A sophisticated entry point offering a composed transition from the lifts into the adjoining workplace.

ENTRANCE
A dedicated office entry providing a welcoming transition from the circulation areas into the principal workspace.

PANTRY
A convenient pantry area providing an accessible setting for beverage preparation, light refreshments and brief moments of respite.

SEA VIEW

LAYOUT OVERVIEW

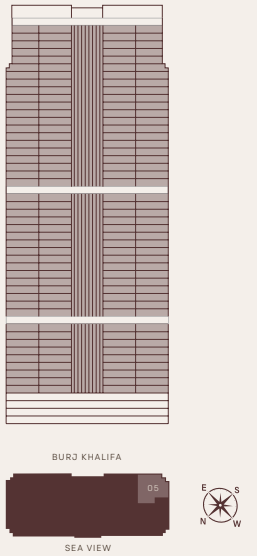
1. ENTRANCE
2. RECEPTION
3. WORK STATIONS
4. CEO OFFICE
5. BOARDROOM
6. PANTRY
7. RESTROOMS

TYPE	PARKING	AREA
OFFICE 05	2	1,895 SQ.FT.

A balanced office layout integrates leadership functions with practical working areas, providing an organised setting for daily activities, internal collaboration, and client engagement.

WELL SUITED TO

Management consultancies, boutique agencies, and specialist advisory firms.



INDIVIDUAL OFFICES - TYPE 06

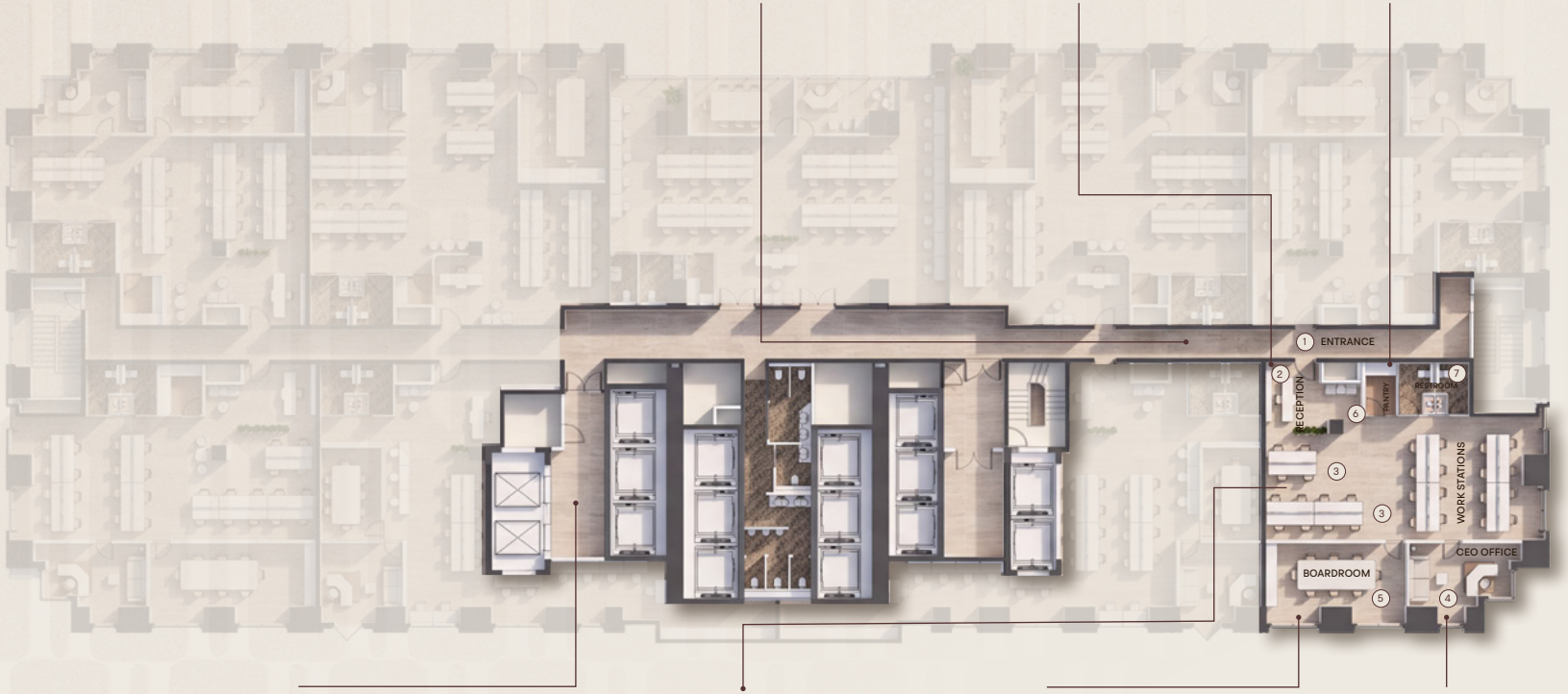
9 SPLIT - LAYOUT

BURJ KHALIFA VIEW

ENTRANCE
An inviting point of arrival establishing a composed introduction to the office and its professional surroundings.

RECEPTION
A professional reception environment creating a composed first impression while providing a convenient point of contact for guests.

PANTRY
A functional refreshment space designed to accommodate everyday pantry requirements within a comfortable and organised office setting.



LIFT LOBBY
A carefully planned circulation space creating a sense of arrival while connecting the floor's principal office areas.

WORK STATIONS
A dedicated workspace designed to facilitate efficient workflows, individual concentration and effortless interaction between team members.

BOARDROOM
A purposefully designed boardroom supporting confidential discussions, executive collaboration and important business deliberations.

CEO OFFICE
An elegant executive environment offering a considered balance of privacy, professional functionality and distinguished corporate presence.

SEA VIEW

LAYOUT OVERVIEW

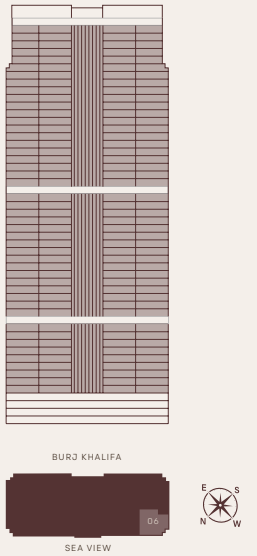
1. ENTRANCE
2. RECEPTION
3. WORK STATIONS
4. CEO OFFICE
5. BOARDROOM
6. PANTRY
7. RESTROOMS

TYPE	PARKING	AREA
OFFICE 06	2	1,755 SQ.FT.

A compact yet considered workplace maximises usable space, accommodating essential business functions while maintaining a comfortable balance between individual work and team interaction.

WELL SUITED TO

Entrepreneurial ventures, specialist consultancies, and independent professional firms.



INDIVIDUAL OFFICES - TYPE 07

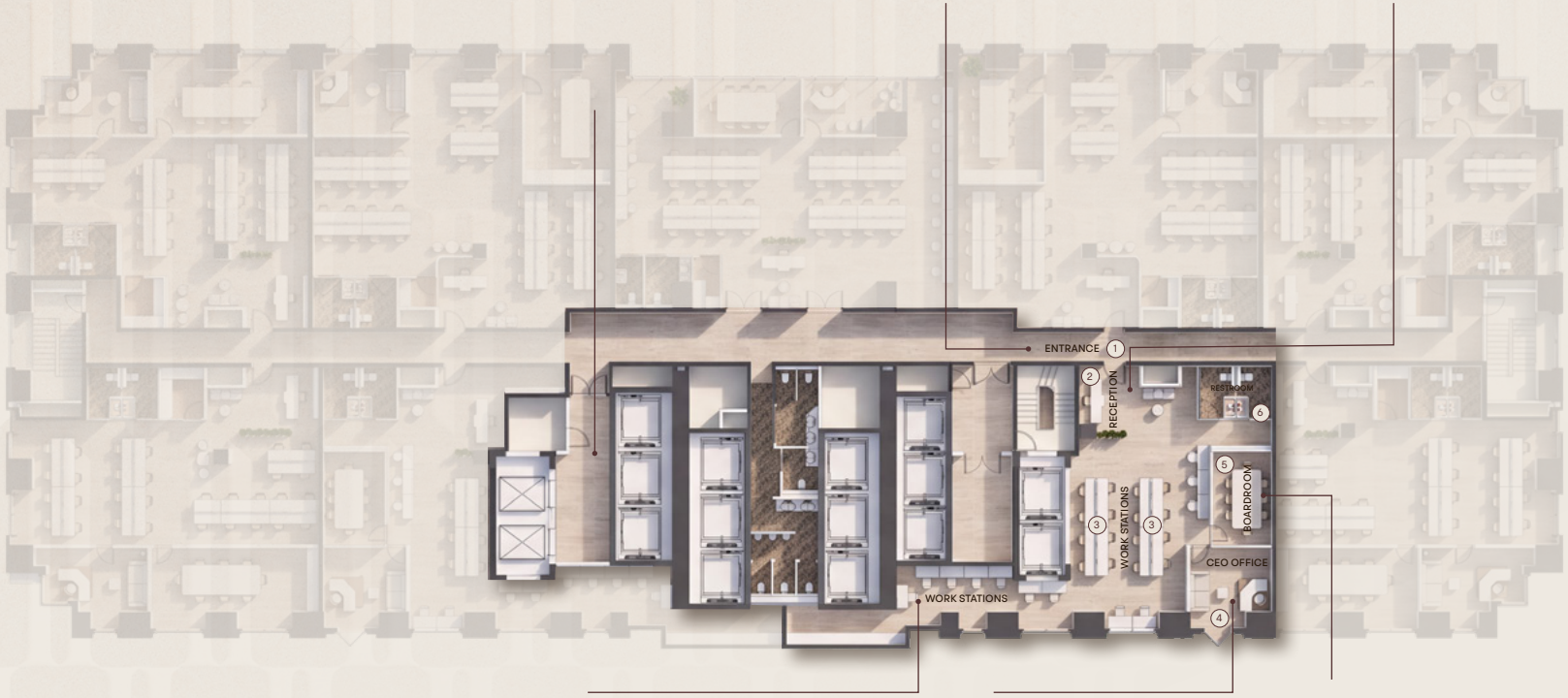
9 SPLIT - LAYOUT

BURJ KHALIFA VIEW

LIFT LOBBY
An inviting lift lobby designed to establish a professional first impression and facilitate effortless movement throughout the floor.

ENTRANCE
A carefully planned entrance offering a clear sense of arrival and convenient access to the individual office.

RECEPTION
An inviting entrance area designed to welcome visitors and establish a sense of order within the office environment.



WORK STATIONS
A practical and considered office environment supporting daily business functions, professional productivity and collaborative working.

CEO OFFICE
A dedicated leadership space where professional focus, executive comfort and discreet business interactions come together.

BOARDROOM
A sophisticated meeting environment where leadership teams convene to exchange perspectives, shape strategies and advance business objectives.

SEA VIEW

LAYOUT OVERVIEW

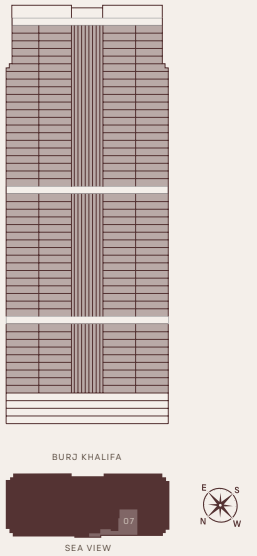
1. ENTRANCE
2. RECEPTION
3. WORK STATIONS
4. CEO OFFICE
5. BOARDROOM
6. RESTROOMS

TYPE	PARKING	AREA RANGE
OFFICE 07	2	1,614 - 1,775 SQ.FT.

Designed around efficient circulation and functional planning, this office supports a structured working environment with clearly defined areas for management, meetings, and operations.

WELL SUITED TO

Technology firms, business advisory groups, and regional representative offices.



INDIVIDUAL OFFICES - TYPE 08

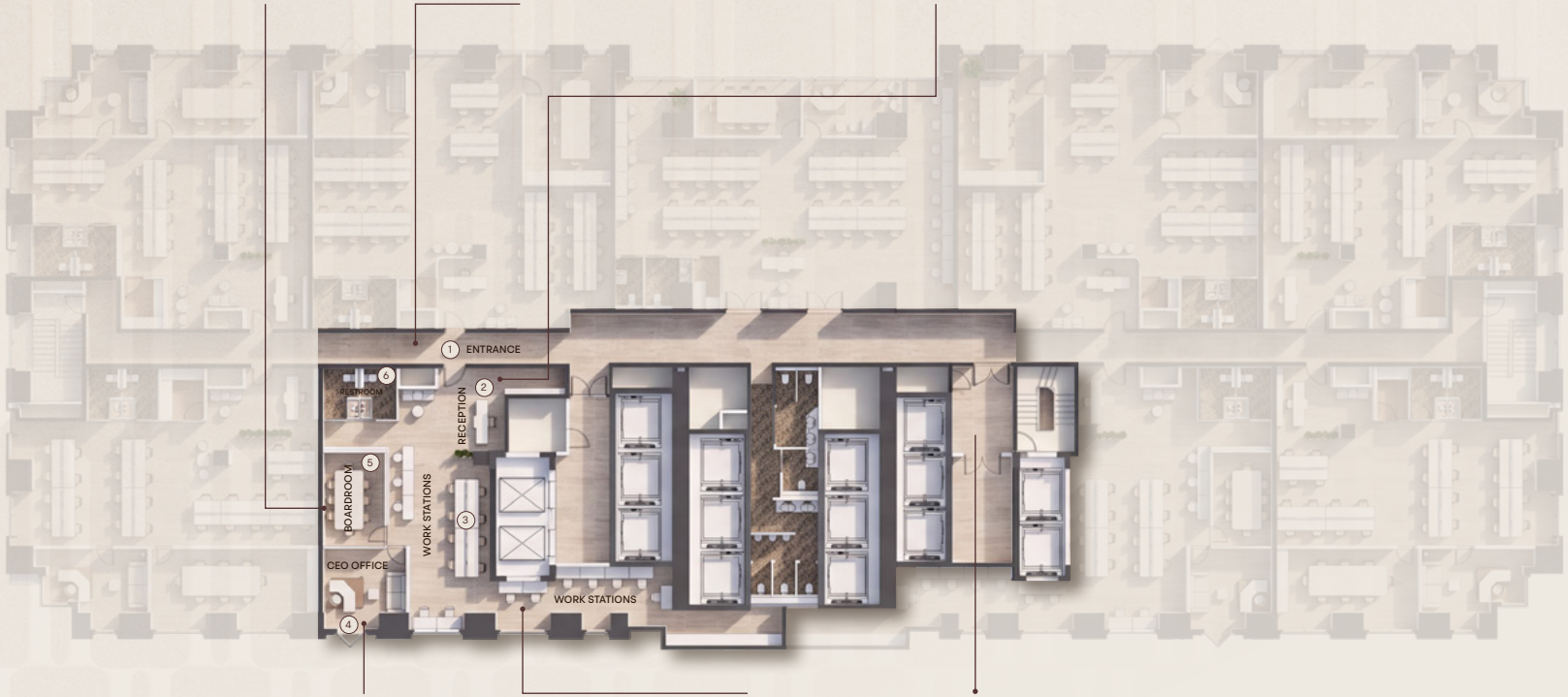
9 SPLIT - LAYOUT

BURJ KHALIFA VIEW

BOARDROOM
A formal corporate space conceived for productive discussions, executive presentations and the exchange of ideas at the highest level.

ENTRANCE
A sophisticated entryway creating a considered first impression while connecting visitors to the adjoining office interiors.

RECEPTION
A carefully considered reception space combining practical functionality with a welcoming atmosphere for clients and professional guests.



CEO OFFICE
A generously appointed office designed to support strategic thinking, confidential meetings and the everyday responsibilities of executive leadership.

WORK STATIONS
An adaptable working space offering a balanced setting for individual responsibilities, team activities and everyday professional engagement.

LIFT LOBBY
A refined architectural transition that introduces the office environment with a sense of order, clarity and understated elegance.

SEA VIEW

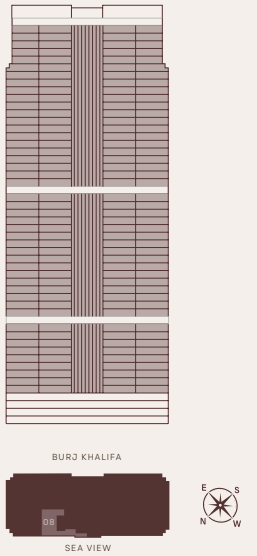
LAYOUT OVERVIEW

1. ENTRANCE
2. RECEPTION
3. WORK STATIONS
4. CEO OFFICE
5. BOARDROOM
6. RESTROOMS

TYPE	PARKING	AREA RANGE
OFFICE 08	2	1,377 - 1,668 SQ.FT.

A streamlined office environment prioritises efficient use of space, bringing essential workplace functions together in a practical setting for focused teams and business activity.

WELL SUITED TO
Boutique consultancies, private investment offices, and independent enterprises.



INDIVIDUAL OFFICES - TYPE 09

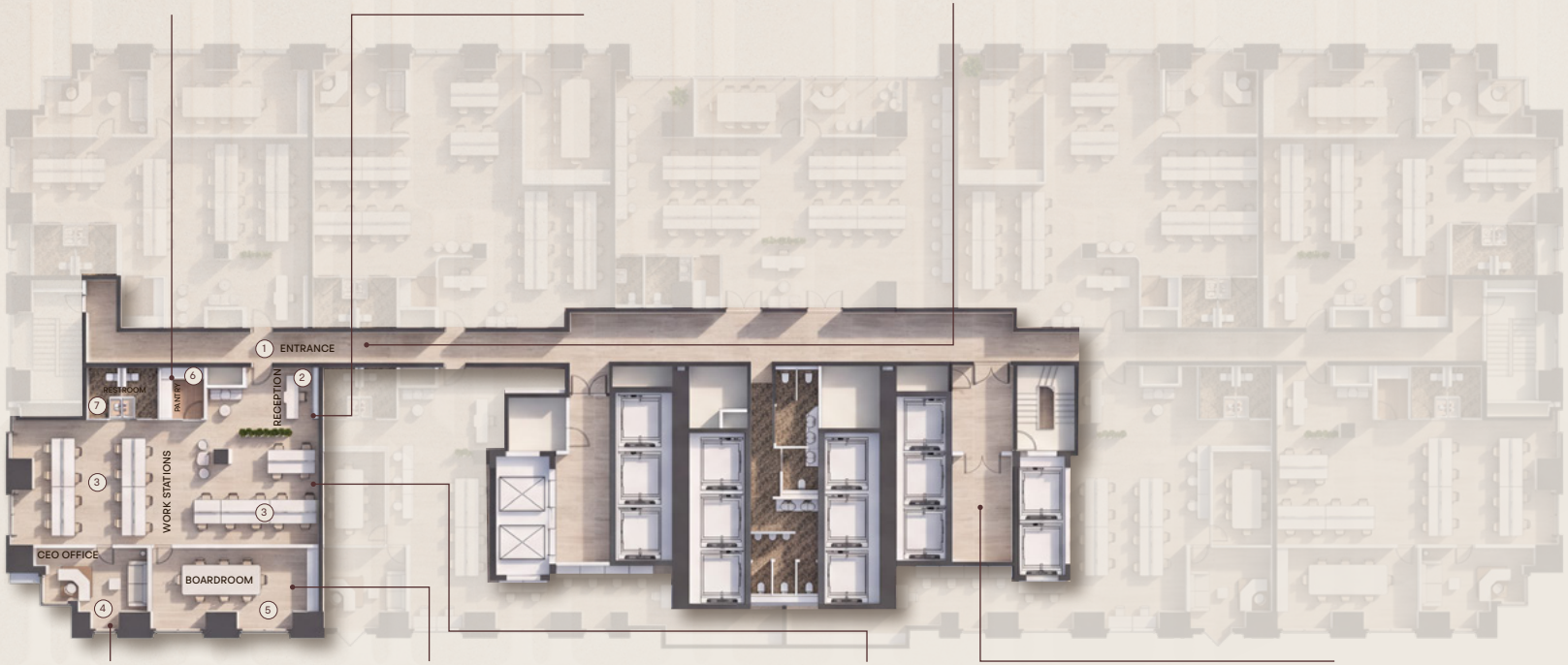
9 SPLIT - LAYOUT

BURJ KHALIFA VIEW

PANTRY
A practical office amenity offering a convenient setting for everyday refreshments and short breaks between professional responsibilities.

RECEPTION
A distinguished reception area offering an organised point of arrival and a professional introduction to the workplace.

ENTRANCE
A welcoming office entrance designed to balance everyday accessibility with a sense of privacy and professional distinction.



CEO OFFICE
A sophisticated private workspace reflecting the stature of senior leadership, with an emphasis on discretion, comfort and professional excellence.

BOARDROOM
A distinguished setting for leadership dialogue, providing a professional environment for strategic meetings and significant corporate decisions.

WORK STATIONS
A thoughtfully planned workstation area supporting a productive working atmosphere through efficient organisation and comfortable spatial arrangements.

LIFT LOBBY
A distinguished arrival space connecting the lifts to the workplace, balancing practical circulation with a considered architectural presence.

SEA VIEW

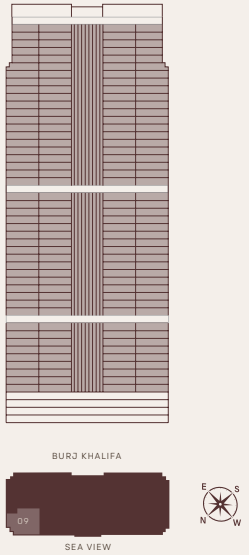
LAYOUT OVERVIEW

1. ENTRANCE
2. RECEPTION
3. WORK STATIONS
4. CEO OFFICE
5. BOARDROOM
6. PANTRY
7. RESTROOMS

TYPE	PARKING	AREA
OFFICE 09	2	1,937 SQ.FT.

A well-proportioned office provides a versatile setting for leadership, teamwork, and professional meetings, allowing businesses to operate comfortably within a clearly organised workplace.

WELL SUITED TO
Property advisory firms, corporate service providers, and professional partnerships.





BUILT FOR VISIONARIES, ENGINEERED FOR SCALE

COMMERCIAL OFFICES | LEVELS 02 - 49

Designed to accommodate businesses of all sizes, the commercial offices feature flexible floor plates that can be occupied by a single tenant or divided into two, four or nine private offices. From individual suites to full-floor headquarters, the layouts are configured to adapt as business needs evolve while delivering the standards expected of a Grade A commercial address.



A WORKSPACE OF THE HIGHEST CALIBRE

ULTRA GRAND OFFICES | FULL FLOOR LAYOUT

Ultra Grand Offices offer organisations the opportunity to establish a headquarters on an exceptional scale, bringing leadership, teams, and business operations together within a setting of singular distinction.

THE SCALE TO THINK BIGGER

GRAND OFFICES | HALF FLOOR LAYOUT

For established businesses with bigger ambitions, Grand Offices offer a complete workplace environment with the breadth to support every aspect of the working day, from focused work and collaboration to meetings and client engagement.





WORKSPACES WITH A DISTINCTIVE EDGE

EXECUTIVE OFFICES | 4 SPLIT LAYOUT

Executive Offices offer a distinctive approach to commercial space, creating sophisticated workplace environments that give businesses a strong sense of identity, independence, and presence.

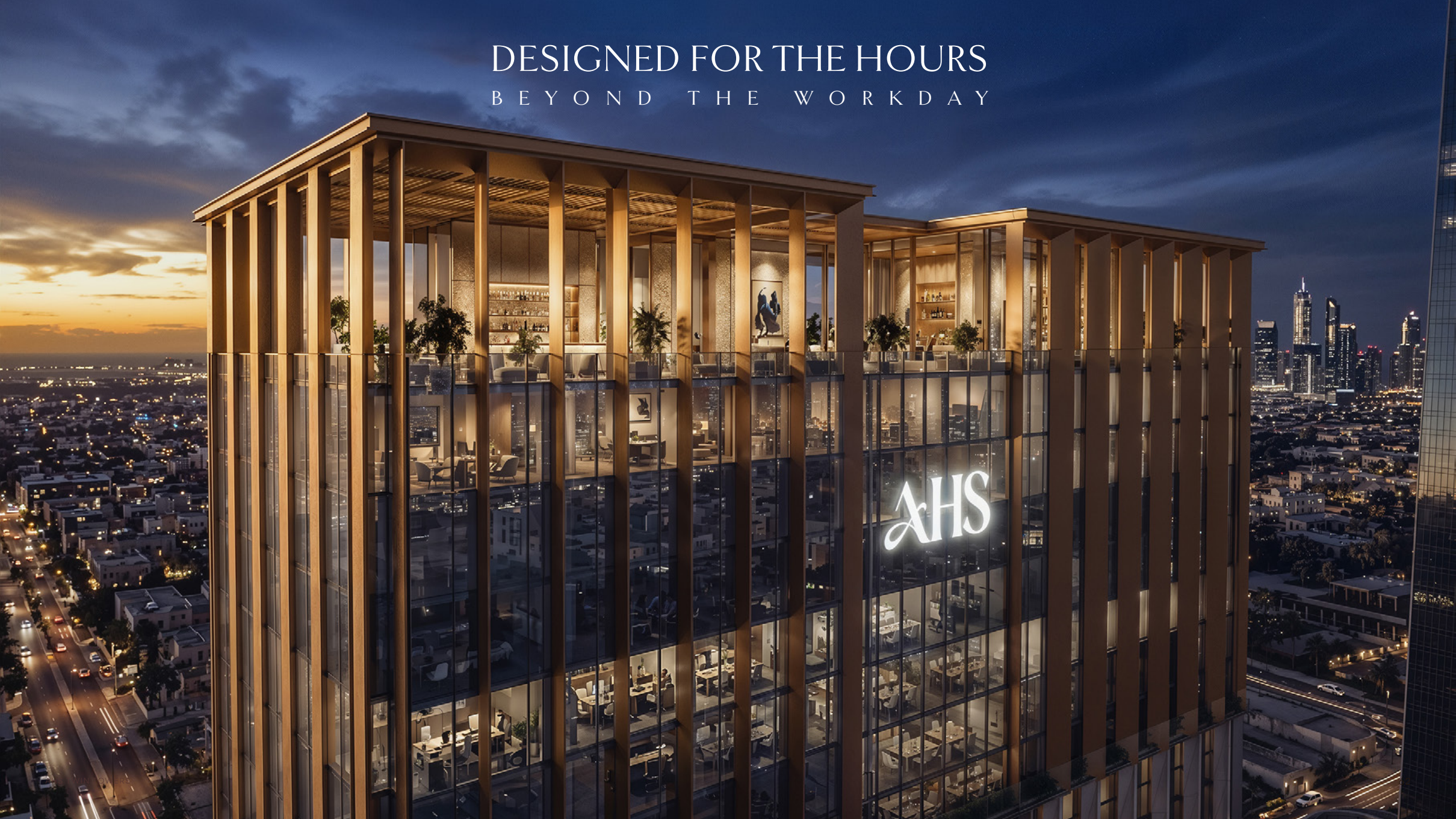


AHS TWIN TOWERS

A UNIQUE ADDRESS FOR EVERY AMBITION

INDIVIDUAL OFFICES | 9 SPLIT LAYOUT

Individual Offices offer businesses the opportunity to establish their own professional address within a distinguished commercial setting, bringing together executive spaces, collaborative work areas, and meeting facilities in an environment designed for independence, efficiency, and everyday business needs.


DESIGNED FOR THE HOURS
BEYOND THE WORKDAY
AHS

11,000+ SQ.FT. OF ROOFTOP EXPERIENCES, REIMAGINED

SOCIAL DINING LOUNGE
Dining and lounge seating combine for working lunches, shared meals, business gatherings, and longer evenings around the table.

INDOOR LOUNGE
A versatile indoor setting for focused work, impromptu discussions, light refreshments, and comfortable pauses throughout the business day.

TERRACE LOUNGE
Skyline-facing seating provides a relaxed backdrop for colleague catch-ups, casual bites, social occasions, and time between appointments.

COCKTAIL LOUNGE & BAR
Crafted cocktails and premium pours accompany after-hours exchanges, client entertaining, and evenings that extend beyond the office.



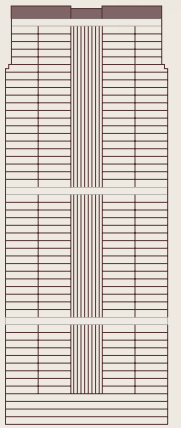
CIGAR GALLERY
An exceptional cigar collection celebrates provenance and craftsmanship, offering connoisseurs a sophisticated ritual within the rooftop experience.

LIFT LOBBY
A designated lift lobby accommodates waiting and circulation, providing a comfortable shared space for occupants throughout the day.

PRIVATE DINING SUITE
An intimate setting for executive lunches, hosted dinners, and special occasions where privacy and personal service take precedence.

LAYOUT OVERVIEW

1. INDOOR LOUNGE
2. TERRACE LOUNGE
3. COCKTAIL LOUNGE & BAR
4. PRIVATE DINING SUITE
5. CIGAR GALLERY
6. SOCIAL DINING LOUNGE
7. LIFT LOBBY
8. RESTROOMS







WHERE THE SKYLINE TAKES CENTRE STAGE

SKY GARDEN | ROOFTOP

Designed as a peaceful escape above the city, the Sky Garden offers a landscaped outdoor setting where occupants can step away from the pace of the working day. Whether taking a break, meeting informally, or simply enjoying the open air, it offers a tranquil setting with panoramic views across the city and beyond.





WHERE BUSINESS MEETS LEISURE

A SETTING FOR WORK AND EVERYTHING AFTER



ROOFTOP LOUNGE EXPERIENCE

AN ELEVATED ADDRESS FOR COCKTAIL HOUR


AHS



WHY INVEST IN DUBAI

01 A GLOBAL BUSINESS AND FINANCIAL HUB

02 A SAFE AND STABLE INVESTMENT ENVIRONMENT

03 NO PERSONAL INCOME TAX

04 A STABLE CURRENCY PEGGED TO THE US DOLLAR

05 RENTAL INCOME AND CAPITAL GROWTH POTENTIAL

06 A BUSINESS-FRIENDLY REGULATORY ENVIRONMENT

07 STRATEGIC ACCESS BETWEEN EAST AND WEST

08 HOME TO THE WORLD'S BUSIEST INTERNATIONAL AIRPORT

09 WORLD-CLASS TRANSPORT AND DIGITAL INFRASTRUCTURE

10 A DIVERSE GLOBAL TALENT BASE

11 LONG-TERM GOLDEN RESIDENCY OPPORTUNITIES

12 VISIONARY LEADERSHIP AND LONG-TERM ECONOMIC PLANNING

PRESS & MEDIA

Founder and CEO of AHS Properties, Abbas Sajwani has established a distinctive presence in luxury real estate, combining entrepreneurial ambition with an instinct for creating properties of exceptional quality and character.













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TWIN TOWERS

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