



# AHS | TOWER

A NEW ERA IN COMMERCIAL EXCELLENCE

“OUR AMBITION IS TO ELEVATE THE WORKPLACE INTO AN EXPERIENCE THAT INSPIRES, CONNECTS, AND PROPELS SUCCESS. WE ENVISIONED A DESTINATION WHERE AMBITION, ELEGANCE, AND INNOVATION MEET AT THE HIGHEST LEVEL.”





## THE VISIONARY

EMIRATI ENTREPRENEUR ABBAS SAJWANI BEGAN HIS BUSINESS JOURNEY AT THE AGE OF 18, FOUNDING AHS GROUP WITH A BOLD VISION AND A DEEP-ROOTED LEGACY OF LEADERSHIP AND STRATEGIC FORESIGHT.

In 2017, he launched AHS Group, encompassing Ventures, Investments, and Properties, with the ambition to redefine luxury living in the region. By 2021, AHS Properties had firmly positioned itself in the ultra-luxury real estate space, focusing on the redevelopment of high-end villas in Dubai's most prestigious locations. These projects quickly became known for their architectural elegance and uncompromising quality.

Building on this success, the company expanded into exclusive off-plan developments, introducing a curated collection of boutique residences, penthouses, and sky villas. These projects reflect Abbas's forward-thinking approach and unwavering commitment to excellence.

Between 2021 and 2023, Abbas delivered more than five ultra-luxury villas and three landmark off-plan developments across prime Dubai neighbourhoods including Palm Jumeirah, Emirates Hills, and Dubai Water Canal. Today, AHS Group boasts assets exceeding \$3.3 billion and employs over 2,000 professionals.

Under Abbas's visionary leadership, every AHS project is a testament to refined sophistication, exclusivity, and a lifestyle that transcends expectations.

CEO & FOUNDER

*Abbas Sajwani*

# EXPANDING DUBAI'S ULTRA-LUXURY AND COMMERCIAL LANDSCAPE

10  
Masterpieces



KILLA DESIGN  
Architecture

4  
Prime Locations



AHS  
PROPERTIES



HBA  
Global ID Practices

\$3.3 Bn.  
Portfolio



AHS ATELIER  
Curated Solutions

# AHS TOWER, A VISION OF PRESTIGE REDEFINING LUXURY FOR THE MODERN BUSINESS WORLD

AHS Tower offers its distinguished tenants an unparalleled business environment, with two entire floors dedicated to exclusive amenities. These meticulously designed spaces elevate every aspect of the workday, transforming meetings, networking, wellness, and social gatherings into extraordinary experiences.

With breathtaking 360-degree views of Dubai's skyline and the sea, every moment here is framed by inspiration, sophistication, and limitless possibility.





# AHS TOWER

OVERVIEW

## ELEVATING THE NEXT LEVEL OF BUSINESS

AHS Tower stands as the ultimate address where ambition meets elegance. A bold statement of prestige, crafted to elevate business to new heights. Here, every detail is designed to inspire success, offering an exceptional environment where opportunities grow and the future of business takes shape.

**SHEIKH ZAYED  
ROAD**

Location

**360**-DEGREES

Panoramic Views

**3** MIN.

Proximity To Dubai's  
Business Districts

**DIRECT ACCESS**

To Dubai  
Metro Station

**69**

Levels

**17**

High Speed Elevators

**500+**

Parking Spaces

**Q4 2026**

Completion



## EXPERIENCE DUBAI'S PINNACLE OF BUSINESS EXCELLENCE

AHS Tower rises at the heart of Dubai's dynamic business landscape, placing you at the centre of the city's commercial and financial pulse.

Within this prestigious setting, seamless connectivity meets elevated sophistication, offering effortless access to key business districts, with sweeping panoramic views of the skyline and the sea as your daily backdrop.

This is where ambition meets elegance, and where productive workdays unfold in an environment defined by prestige, presence, and refined luxury.

# SITUATED ON THE PRESTIGIOUS SHEIKH ZAYED ROAD AND JUST MOMENTS FROM THE ICONIC DIFC DISTRICT

At the vibrant heart of Dubai, AHS Tower stands as a landmark of refined commercial prestige. This iconic tower embodies sophistication and strategic advantage, offering unparalleled access to the city's most influential business districts.

Located along Sheikh Zayed Road, moments from the prestigious DIFC and a short drive from Downtown Dubai, AHS Tower ensures tenants enjoy seamless connectivity within Dubai's key economic hubs.

DIFC, renowned as the region's premier financial district, exudes innovation and success, attracting leading professionals and global enterprises. Nearby landmarks set the stage for international business and events, while Downtown Dubai offers cultural and lifestyle experiences within reach.



**DIRECT ACCESS**  
DUBAI METRO



**2 MIN.**  
MUSEUM OF THE FUTURE



**3 MINS.**  
DIFC



**3 MINS.**  
WORLD TRADE CENTRE



**5 MINS.**  
DOWNTOWN



**5 MINS.**  
DUBAI MALL



## SITE CONTEXT

The Dubai International Financial Centre (DIFC) is not just a global financial hub but also a vibrant lifestyle destination in Dubai. It offers a mix of luxury residences, upscale dining, high-end retail, and cultural attractions. Its modern residential towers feature stylish apartments with top-tier amenities, catering to professionals and high-net-worth individuals. With a lively social scene, green spaces, and a central location, DIFC seamlessly blends business with an exclusive lifestyle in the heart of Dubai.



UNITED ARAB EMIRATES



# DESIGNED FOR VISIONARIES, CRAFTED FOR SUCCESS

## CURATED WORKSPACE FEATURES

- An iconic tower rising 69 floors, offering panoramic ocean vistas and captivating sunset views.
- Expansive floor plates with tailored, flexible layouts designed for global enterprises.
- Ground level featuring a curated selection of cafes and bespoke retail collections.
- Biophilic arrival experience with lush landscaped pedestrian zones.
- Central core thoughtfully designed for seamless and efficient vertical circulation.
- Sky-level sanctuaries on the 62<sup>nd</sup> and 63<sup>rd</sup> floors with private spa, fitness club, and indoor pool.
- Expected completion in Q4, 2026.

# THE COMMERCIAL ICON REDEFINING DUBAI'S SKYLINE

## BESPOKE SIGNATURE FEATURES

- Interiors thoughtfully curated to blend refined sophistication with purposeful functionality.
- Expansive floor plans meticulously designed to enhance productivity and inspire collaboration.
- Floor-to-ceiling windows illuminate each workspace with natural light, framing sweeping views of Dubai's iconic skyline.
- Flexible configurations seamlessly integrate open-plan offices with executive meeting spaces, encouraging flow and connectivity.
- 17 High-speed elevators, including dedicated service lifts, engineered to the highest international safety and performance standards.
- An unrivaled address on Sheikh Zayed Road, at the gateway to DIFC, positioning your business in the heart of Dubai's financial and commercial hub.





## ARCHITECTURE BY:



A leading international practice operating within the traditional boundaries of architecture, urbanism, and cultural analysis, Killa Design has distinguished itself as one of the most globally recognised firms of its generation. In all projects, Killa Design strives to go beyond the standard solution, redefine typologies, and invent new possibilities for content and everyday use.

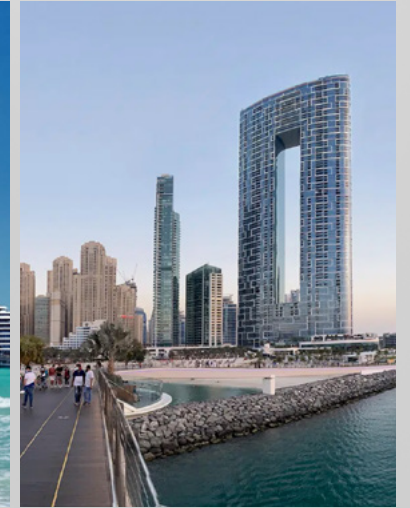
Museum of the Future, Dubai



Jumeirah Marasa Al Arab, Dubai



The Address Beach Resort, Dubai



## INTERIORS BY:



AHS Atelier is the exclusive design division of AHS Properties in Dubai, offering bespoke interior design, private yacht and aviation ID solutions. Led by Scott McNeely, VP of Design, AHS Atelier brings together specialist designers and artisans to deliver tailored experiences. Reflecting our client's unique identity, with unmatched craftsmanship and considered detailing.

Casa Canal, Dubai Water Canal



## SCALE VARIATIONS

6,278 Sq.Ft. - 6,695 Sq.Ft.

FULL FLOOR

2,964 Sq.Ft. - 3,625 Sq.Ft.

HALF FLOOR

## PAYMENT PLAN

5%

ON RESERVATION

20%

ON SIGNING SPA

35%

DURING  
CONSTRUCTION

40%

ON COMPLETION

# AHS TOWER AMENITIES

## OVERVIEW

- THE HOSPITALITY LOUNGE | GROUND FLOOR
- THE MEMBERS CLUB | MEZZANINE
- THE PRIVATE FITNESS CLUB | LEVEL 62
- THE WELLNESS CENTRE | LEVEL 63
- THE SKY GALLERY & WINTER GARDEN | ROOFTOP



# THE HOSPITALITY LOUNGE

GROUND FLOOR

## LAYOUT OVERVIEW

1. Main Entrance - Sheikh Zayed Road
2. Secondary Entrance - DIFC
3. Reception
4. Reception Lounge
5. Coffee Bar
6. Retail Concept Store
7. Restrooms

MUSEUM OF THE FUTURE



SHEIKH ZAYED ROAD

# THE MEMBERS CLUB

MEZZANINE FLOOR

## LAYOUT OVERVIEW

1. Entrance
2. Reception
3. Meeting Space
4. Art/Exhibition Space
5. Meeting Room
6. Reception Lounge
7. Ascent Clubhouse
8. Pantry
9. Restroom - Male
10. Restroom - Female

MUSEUM OF THE FUTURE



DOWNTOWN



DIFC

SHEIKH ZAYED ROAD

# THE PRIVATE FITNESS CLUB

LEVEL 62

## LAYOUT OVERVIEW

1. Entrance
2. Men's Barber
3. Juice Bar
4. Relaxation Area
5. Pilates & Yoga Studio
6. Fitness Club
7. Ladies Beauty Salon

MUSEUM OF THE FUTURE



SHEIKH ZAYED ROAD

# THE WELLNESS CENTRE

LEVEL 63

## LAYOUT OVERVIEW

1. Entrance
2. Reception
3. Swimming Pool & Jacuzzi
4. Relaxation Lounge
5. Steam Room
6. Spa Treatment Room
7. Changing Room
8. Showers
9. Restrooms

MUSEUM OF THE FUTURE



SHEIKH ZAYED ROAD

# THE SKY GALLERY & WINTER GARDEN

LEVEL 69

## LAYOUT OVERVIEW

1. Entrance
2. Reception
3. Casual Lounge
4. Restaurant
5. Pantry
6. Cocktail Bar
7. Restrooms

MUSEUM OF THE FUTURE



DOWNTOWN

SHEIKH ZAYED ROAD

SIGNATURE ARRIVAL, ELEVATED



AHS TOWER

Large  
Prestige  
Sky Suite



# A GRAND LOBBY OF PRESTIGE & PURPOSE

More than just a lobby, this is your grand arrival. The AHS Signature Lobby sets the tone with elegant design, a refined ambiance, and a curated café corner ideal for executive catch-ups and casual conversations. A seamless blend of prestige and comfort from the moment you step in.



## THE FOOTHILLS CAFE & LOUNGE

An exquisite dining destination within the tower, ideal for business lunches and executive dinners. Indulge in gourmet cuisine crafted by top chefs, offering a refined setting to entertain clients and colleagues alike.

— GROUND FLOOR



## THE CURATED ARCADE

Conveniently located within the tower, this bespoke retail collection caters to discerning professionals. From luxury essentials to exclusive fashion, every boutique is curated to elevate the daily office experience.

— GROUND FLOOR



## ASCENT CLUBHOUSE

An exclusive escape for the tower's elite, where gaming, entertainment, and relaxation take centre stage. This private club blends luxury with play, offering a refined space to compete, connect, and unwind in style.

— MEZZANINE FLOOR



## EXHIBITION CENTRE

A sophisticated space designed to host intimate showcases, private previews, and curated installations. This refined exhibition centre offers residents and guests a quiet yet inspiring setting to engage with art, innovation.

— MEZZANINE FLOOR

# THE MEMBERS CLUB, A PRIVATE ESCAPE FOR WORK & PLAY

Step into a world of quiet luxury, reserved for those who lead with vision and purpose. The Members Club at AHS Tower blends sophistication with leisure, offering an elegant lounge and a discreet gaming area for moments of relaxation and camaraderie.



# | THE ULTIMATE FITNESS EXPERIENCE TAILORED FOR LEADERS



## A HUB FOR POWER AND BALANCE

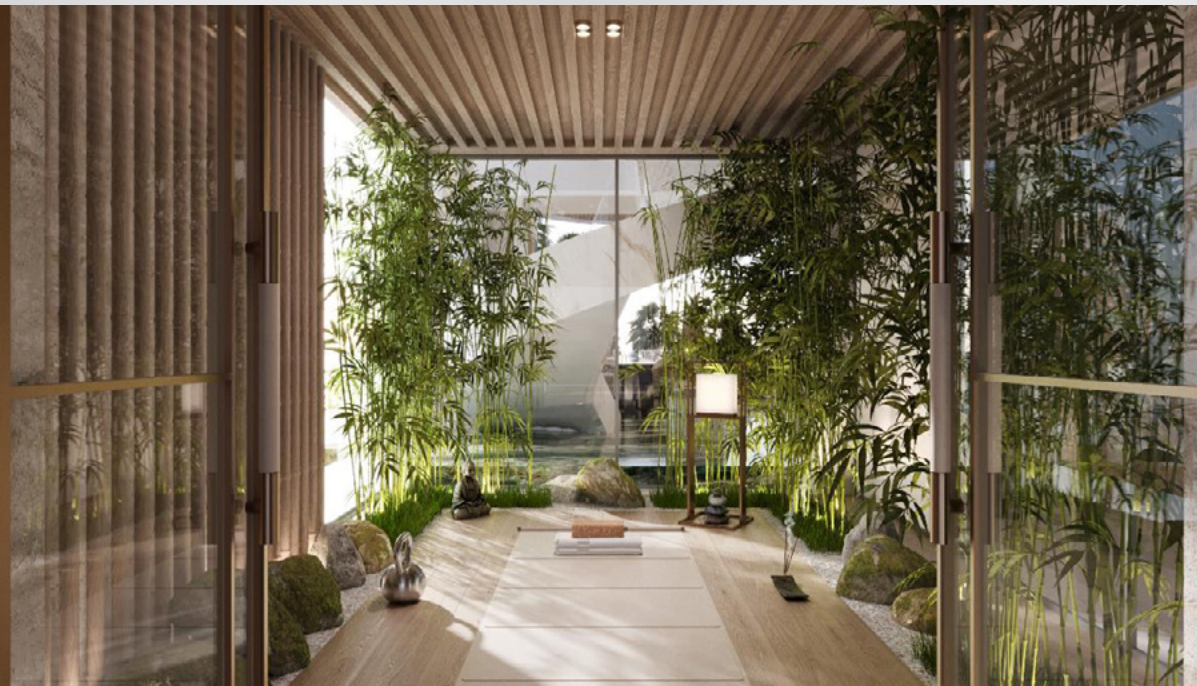
From high-performance training zones to tranquil recovery spaces, every detail reflects a commitment to excellence and your pursuit of peak vitality. Here, wellness is not just a goal, it's a lifestyle.



## THE PRIVATE FITNESS HUB

Maintain peak performance with a cutting-edge fitness facility designed around the needs of professionals. With premium equipment and personal training services, it's the perfect space to energize before work or recharge after office hours.

— LEVEL 62



## THE WELLNESS CENTRE

Step away from the fast-paced workday into an exclusive wellness sanctuary. Tailored for busy professionals, this private club offers holistic treatments, meditation spaces, and wellness programs designed to restore focus and vitality.

— LEVEL 63



# AN ULTIMATE SANCTUARY FOR WELLNESS & VITALITY

Step into a realm of serenity and rejuvenation, where every detail is designed to restore balance and elevate your well-being. Our spa and wellness facilities offer an exquisite blend of cutting-edge treatments and timeless rituals.



DESIGNED FOR HIGH  
PERFORMERS.  
BUILT FOR RENEWAL.



Thoughtfully integrated into the flow of each day, the wellness spaces are designed to support those who lead with purpose and perform at their peak.

From focused movement to mindful stillness, from the state-of-the-art fitness centre to the serene spa retreat, every element is curated to elevate performance, renew energy, and restore clarity.



## THE SOCIETY

An exclusive private club reserved for the tower's elite community of executives and business leaders. Designed as an elegant retreat for high-level networking, quiet work sessions, or simply unwinding in ultimate comfort.

— LEVEL 69



## THE SKY GALLERY

A serene perch above the clouds, The Sky Gallery invites guests to indulge in sweeping city views while enjoying crafted beverages and gourmet bites, an inspired setting for leisurely afternoons and sunset encounters.

— LEVEL 69



# AHS TOWER

## OVERVIEW

- FULL FLOOR A | LEVEL 64 TO 66
- FULL FLOOR B | LEVEL 49 TO 61
- FULL FLOOR C | LEVEL 26 TO 47
- HALF FLOOR D, SHEIKH ZAYED RD | LEVEL 01 TO 23
- HALF FLOOR D, DIFC | LEVEL 01 TO 23



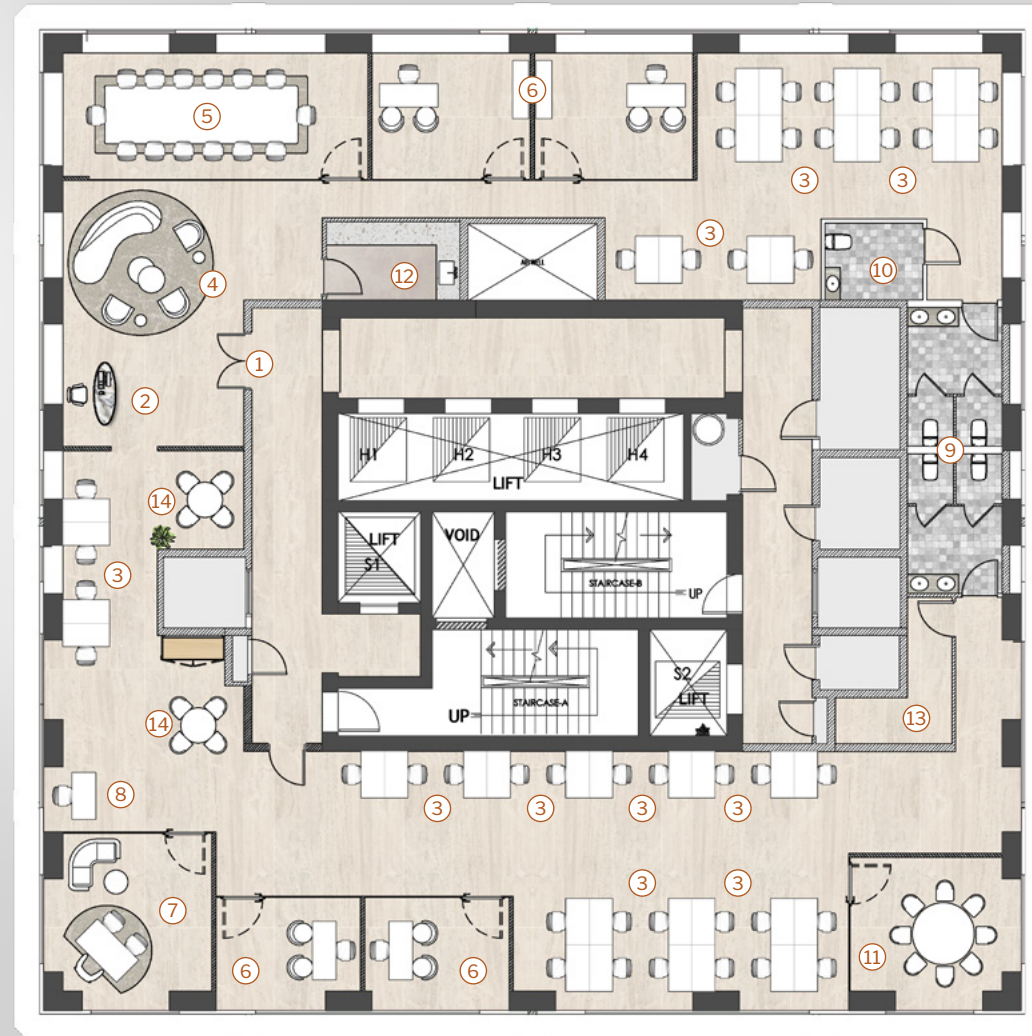
# FULL FLOOR A

LEVEL 64 - 66

## LAYOUT OVERVIEW

1. Entrance
2. Reception
3. Work Stations
4. Casual Lounge
5. Board Room
6. Manager Office
7. CEO Office
8. CEO Secretary
9. Restrooms
10. HC Restroom
11. Meeting Room
12. Pantry
13. Store Room
14. Meeting Space

MUSEUM OF THE FUTURE



DOWNTOWN

SHEIKH ZAYED ROAD

DIFC

# FULL FLOOR B

LEVEL 49 - 61

## LAYOUT OVERVIEW

1. Entrance
2. Reception
3. Work Stations
4. Casual Lounge
5. Board Room
6. Manager Office
7. CEO Office
8. CEO Secretary
9. Powder Room
10. Restrooms
11. Meeting Room
12. Pantry
13. Coffee Bar
14. Printing Station

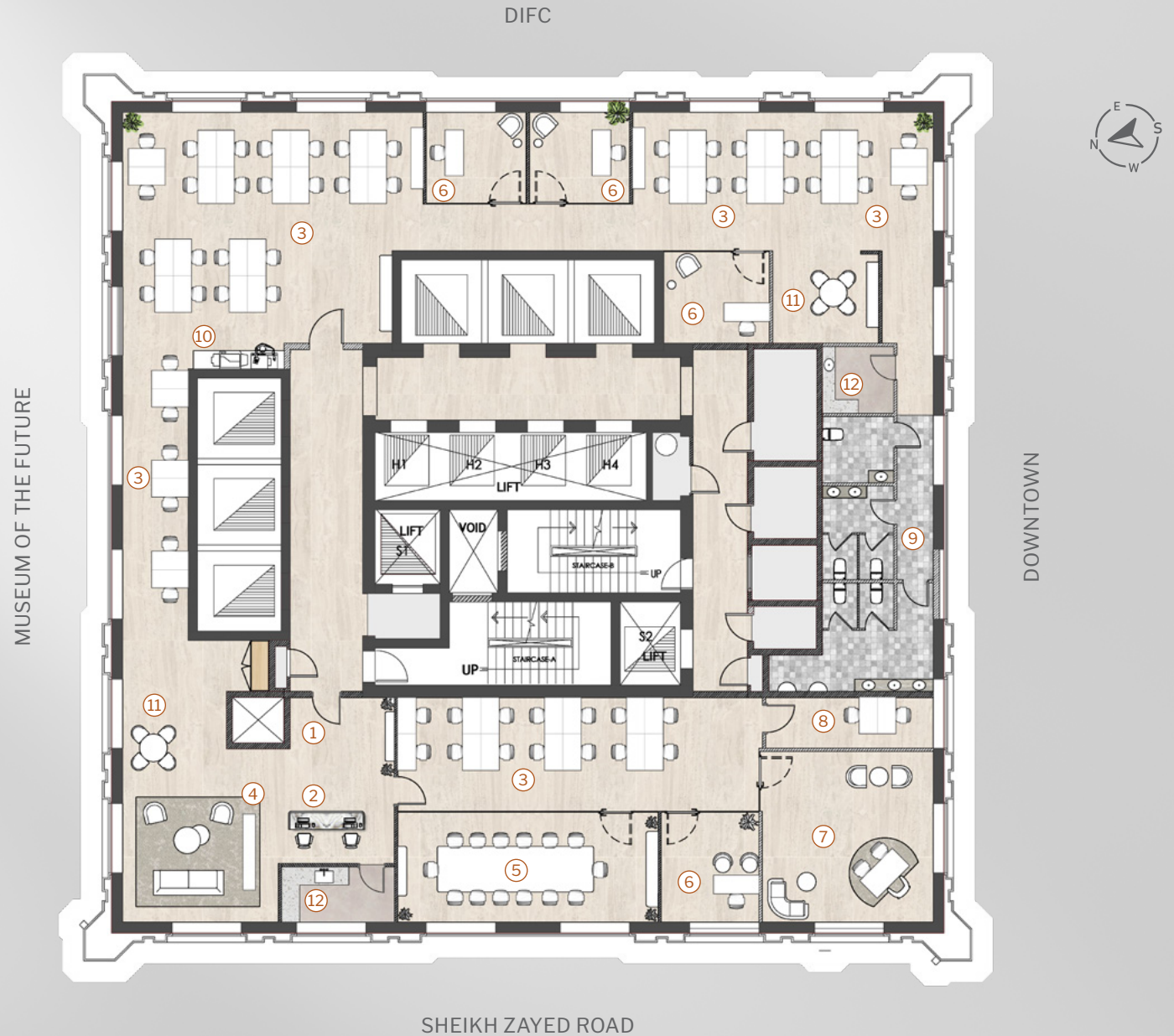


# FULL FLOOR C

LEVEL 26 - 47

## LAYOUT OVERVIEW

1. Entrance
2. Reception
3. Work Stations
4. Casual Lounge
5. Board Room
6. Manager Office
7. CEO Office
8. CEO Secretary
9. Restrooms
10. Printing Station
11. Meeting Area
12. Pantry



DIFC



# HALF FLOOR D

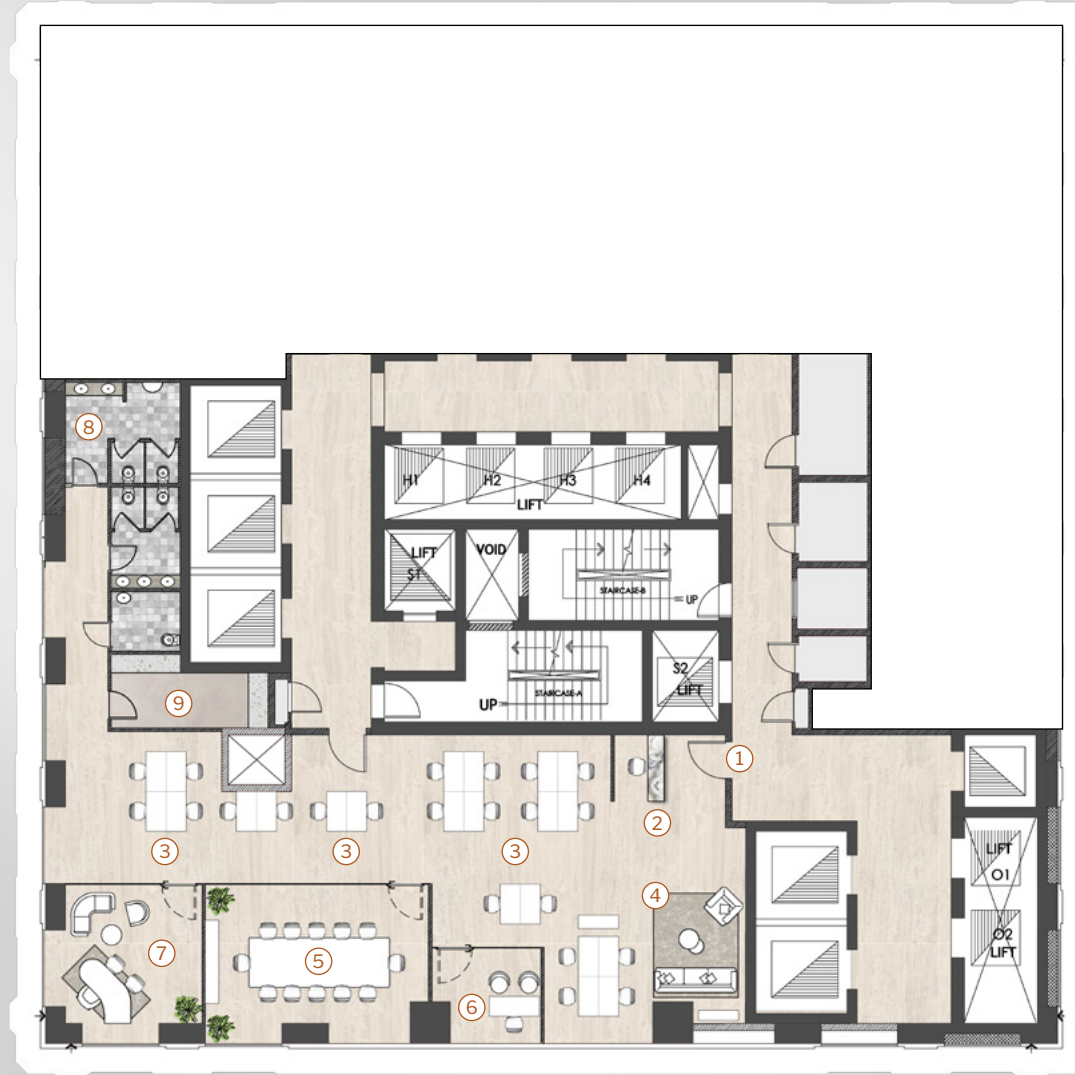
SHEIKH ZAYED ROAD

LEVEL 01 - 23

## LAYOUT OVERVIEW

1. Entrance
2. Reception
3. Work Stations
4. Casual Lounge
5. Board Room
6. Manager Office
7. CEO Office
8. Restrooms
9. Pantry

MUSEUM OF THE FUTURE



DOWNTOWN

SHEIKH ZAYED ROAD

# HALF FLOOR D

DIFC

LEVEL 01 - 23

## LAYOUT OVERVIEW

1. Entrance
2. Reception
3. Work Stations
4. Casual Lounge
5. Board Room
6. Manager Office
7. CEO Office
8. Restrooms
9. Pantry
10. Meeting Area

MUSEUM OF THE FUTURE



DOWNTOWN

SHEIKH ZAYED ROAD

# CEO OFFICE, VISIONARY & PRESTIGIOUS





For Illustrative Purpose Only



For Illustrative Purpose Only

# WHERE EXECUTIVE VISION MEETS COLLABORATIVE MOMENTUM



From the commanding presence of the CEO suite to the dynamic flow of open-plan offices, workspace is reimagined for modern leadership. Designed for impact, the executive suite offers privacy, stature, and seamless integration for high-level decision-making. Just steps away, expansive open spaces foster collaboration, flexibility, and forward momentum.

# MODERN WORKSPACE, DISTINCTION MEETS PERFORMANCE





Your workflows,  
always in motion.

Build multi-step automations that flex with your team's real-time decisions - not against them.



# SIGNATURE BUSINESS AMENITIES



PRIVATE  
EXECUTIVE QUARTERS



DYNAMIC  
CO-WORKING HUBS



PREMIER CONFERENCE  
FACILITIES



ELEVATED ARRIVAL  
EXPERIENCE



GRAND SKY  
ATRIUM



DEDICATED  
CONCIERGE TEAM

# CURATED BUSINESS SERVICES



BESPOKE BUSINESS  
SOLUTIONS



OFFSITE  
ASSISTANCE



ELITE OFFICE  
ADMINISTRATION



SKY TERRACE  
UNRIVALLED LUXURY & VIEWS



# A VISION RISING BEYOND THE CITYSCAPE



## CURRENT PROJECTS



**ONE CANAL**  
DUBAI WATER CANAL

**Location:** Dubai Water Canal  
**Development Value:** \$450 Million



**ONE CRESCENT**  
PALM JUMEIRAH

**Location:** Palm Jumeirah  
**Development Value:** \$250 Million



**CASA CANAL**  
DUBAI WATER CANAL

**Location:** Dubai Water Canal  
**Development Value:** \$850 Million



**CASA AHS**  
DUBAI WATER CANAL

**Location:** Dubai Water Canal  
**Development Value:** \$750 Million



**AHS TOWER**  
SHEIKH ZAYED ROAD

**Location:** Sheikh Zayed Road  
**Development Value:** \$750 Million

## COMPLETED PROJECTS



**AMARA**  
EMIRATES HILLS

**Location:** L22, Emirates Hills  
**Development Value:** \$45 Million



**SEARENITY**  
PALM JUMEIRAH

**Location:** K70, Palm Jumeirah  
**Development Value:** \$35.5 Million



**AZALEA**  
PALM JUMEIRAH

**Location:** N49, Palm Jumeirah  
**Development Value:** \$25 Million



**SERENE**  
PALM JUMEIRAH

**Location:** K73, Palm Jumeirah  
**Development Value:** \$25 Million



**SUN RAYS**  
PALM JUMEIRAH

**Location:** C128, Palm Jumeirah  
**Development Value:** \$25 Million



AHS TOWER

# AHS

PROPERTIES



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SALES CENTRE - AHS PROPERTIES, HAPPINESS STREET,  
CITY WALK - UNIT 2, BUILDING 5 DUBAI, UAE